

THE NOAH - SUGARHOUSE

PLANNED DEVELOPMENT + PRELIMINARY SUBDIVISION

PARCEL ID: 16201060310

2162 LAKE ST SALT LAKE CITY, UT 84106



APPLICANT NARRATIVE

The following is a proposal for a residential planned development we have designed in an effort to implement a building form compatible with the City's vision to increase moderate density throughout the RMF-35 District.



Located in the heart of Sugarhouse, this 0.34-acre vacant parcel is just steps away from the Sugarhouse TRAX S-Line Streetcar Greenway and the potential it holds with RMF-35 zoning to positively impact the 'missing middle' housing supply has yet to be realized. It currently remains an underutilized vacant parcel that once provided additional parking stalls previously owned by the adjacent office building (2159 S 700 E). It was determined that without the (9) additional stalls from this parcel, the adjacent office building still exceeded the required stalls per the zoning standards of (13) stalls by more than double with (33) stalls. The parcel abuts the Deseret Industries parking lot to the north, an office building to the west, and a mix of multi-family and single family dwellings to the south and east along Lake Street.





The attached site plan concept for this planned development consists of four new single-family attached (“townhome”) dwellings (+/- 1,900 - 2,300 SF) that would be subdivided into four parcels. Each (3-story) unit will have a fenced rear patio and private easements will be provided on the plat for utilities, walkways, and driveways necessary for pedestrian and vehicular access. There is also dedicated parking that will provide 2 off-street parking stalls per unit.

RMF-35 ZONING MODIFICATION REQUEST

1. Street Frontage (21A.36.190)

The decision to move forward with a planned development application has been based on initial communications with the city that the concept would require a request to modify the requirement that the proposed lots have street frontage for 3 of the 4 units. The end unit to the east will remain compliant with a street facing entrance for street activation, but the three units to the west would not. Although 3 of the 4 units would not be considered “street facing”, they would still be highly visible from the road and would not be obstructed or hidden from view behind any other structures. Each unit would have adequate sight lines to the street, sidewalks, and driveways, and the attached dwellings would maintain the visual character of the neighborhood with the same orientation and rooflines of the multi-family buildings directly south of the parcel.

The proposed site design is necessary in order to achieve livable unit widths given the necessary minimum lot widths, setbacks, and parking accessibility; while also taking into consideration an underground right of way easement that was recorded with Rocky Mountain Power on the southwest side of the parcel. Extensive main-line due diligence discussions have also been had with Salt Lake Public Utilities, and the site cannot feasibly support the cost of a main-line upgrade that would result from a higher density (RMF-35) housing type than what is proposed in this application. Downsizing to a 4-unit residential complex was proposed and recommended by the Public Utilities Department. There are no additional modifications requested for approval.

OBJECTIVES ACHIEVED THROUGH THE PLANNED DEVELOPMENT PROCESS

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations.

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

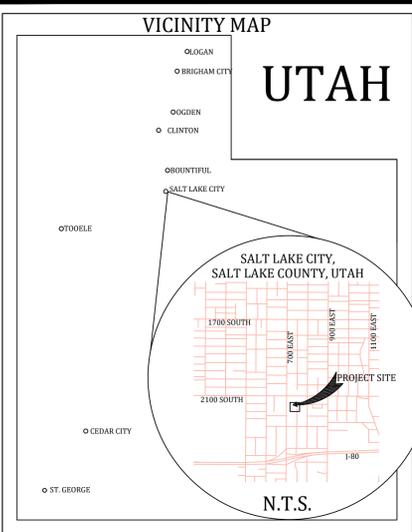
“The Noah” townhomes would provide the option for much needed for-sale (market rate) housing to encourage increased home ownership options in a mostly built out urban area. The proposal also includes a housing type (new construction “townhomes”) not commonly found in the existing neighborhood, but that is of a scale typical to the intensity of the neighborhood. Currently underutilized lots, such as this, will need to be redeveloped to accommodate more units than previously existed on the site in order to absorb the growth of new residents reported to be moving into the city and the decrease in for-sale product due to the interest rate climate. The majority of multi-family on Lake Street is significantly older and consists primarily of multi-family rental products,



with the exception of the similarly designed Sugar House Townhomes located a block away along the S-Line Greenway. This 4- lot concept was successfully implemented at 2206 S 800 E (Sugar House Townhomes) just one block to the SE along the S-line. It’s exciting that we have the ability to create a similarly enhanced use of this parcel for the growth Salt Lake is experiencing, and we look forward to continued collaboration on this proposal.

DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS

The infrastructure of this planned development would be maintained under the creation of a HOA entity. We plan to record on the subdivision plat a “notice to purchasers” referencing that the infrastructure within the plat is privately owned and the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city. A LF/SF cost estimate for the maintenance and capital improvements necessary for the infrastructure and landscaping has been prepared in 6 increments of 10 years each for a total of 60 years, using GAAP. Upon creation of the HOA, this estimated cost will also be disclosed under the CC&R’s to ensure that owners and future owners have received adequate disclosure of potential private infrastructure maintenance and replacement costs. The HOA will also be responsible for preparing yearly maintenance reports of expenditures actually incurred.



THE NOAH - SUGARHOUSE

P.U.D.
 2162 SOUTH LAKE STREET, SALT LAKE CITY, SALT LAKE COUNTY, UTAH 84106
 BEING A PART OF LOT 9, BLOCK 44, TEN ACRE PLAT "A", BIG FIELD SURVEY
 ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR CERTIFICATE:
 I, MATTHEW C. STONES DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND IT SHALL HEREAFTER TO BE KNOWN AS:
THE NOAH - SUGARHOUSE
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.
 (TAX ID: 16201060310000)



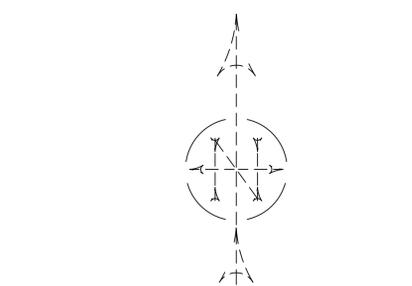
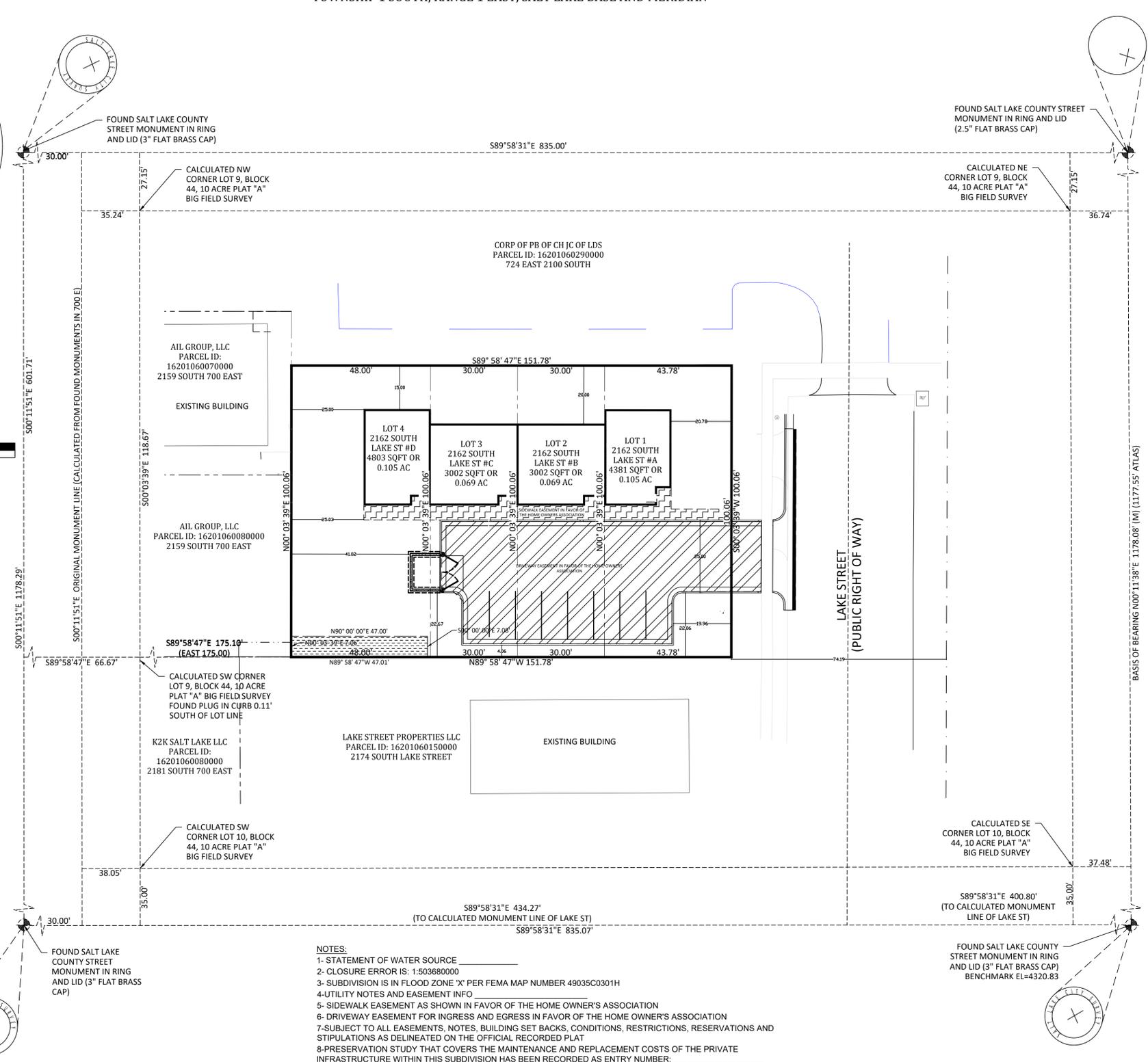
MATT STONES
 UT PLS #7176711

LEGAL DESCRIPTION:
 BEGINNING AT A POINT 175.10 FEET SOUTH 89°58'31" EAST (RECORD= 175.00 FEET EAST) FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 44, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING 601.71 FEET SOUTH 00°11'51" WEST AND 241.77 FEET SOUTH 89°58'47" EAST FROM SALT LAKE COUNTY MONUMENT ID: 16201002 (SITUATE IN SECTION 19, T1S, R1E, SLB&M) AT 700 EAST AND 2100 SOUTH, AND RUNNING THENCE NORTH 00°03'39" EAST 100.06 FEET; THENCE SOUTH 89°58'47" EAST 151.78 FEET; THENCE SOUTH 00°03'39" WEST 100.06 FEET; THENCE NORTH 89°58'47" WEST 151.78 FEET TO THE POINT OF BEGINNING.
 CONTAINING 15,188 SQUARE FEET OR 0.348 ACRES, MORE OR LESS.

LEGEND:

- SUBDIVISION BOUNDARY: [---]
- ADJACENT BOUNDARY: [---]
- EASEMENT LINE: [---]
- SITE FEATURES: [---]
- MONUMENT LINE: [---]
- SIDEWALK EASEMENT: [---]
- DRIVEWAY EASEMENT: [---]
- POWER LINE EASEMENT: [---]
- FOUND MONUMENT: [---]

SCALE: 1"=20'



OWNER:
NOAH - SUGARHOUSE, LLC
 2221 SOUTH 2000 EAST
 SALT LAKE CITY 84106

DEVELOPER:
NORTHSTAR BUILDING AND DEVELOPMENT
 1059 EAST 900 SOUTH
 SALT LAKE CITY 84105

ENGINEER:
 ENTELLUS
 1470 SOUTH 600 WEST
 WOODS CROSS, UTAH 84010
 801-298-2236

SURVEYOR:
 STONES LAND SERVICES, LLC
 842 SOUTH 1150 WEST
 CLEARFIELD, UTAH 84015
 801-608-6680

CITY PUBLIC UTILITIES DEPT.
 APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ A.D., 2023
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY PLANNING DIRECTOR
 APPROVED THIS _____ DAY OF _____ A.D., 2023 BY THE SALT LAKE CITY PLANNING COMMISSION.
 SALT LAKE CITY PLANNING DIRECTOR DATE

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED THIS _____ DAY OF _____ A.D., 2023
 SALT LAKE COUNTY HEALTH DEPARTMENT DATE

CITY ATTORNEY
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2023 BY THE SALT LAKE CITY ATTORNEY
 SALT LAKE CITY ATTORNEY

CITY ENGINEERING DIVISION
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
 CITY ENGINEER DATE
 CITY SURVEYOR DATE

- NOTES:**
- STATEMENT OF WATER SOURCE _____
 - CLOSURE ERROR IS: 1:503680000
 - SUBDIVISION IS IN FLOOD ZONE 'X' PER FEMA MAP NUMBER 49035C0301H
 - UTILITY NOTES AND EASEMENT INFO _____
 - SIDEWALK EASEMENT AS SHOWN IN FAVOR OF THE HOME OWNER'S ASSOCIATION
 - DRIVEWAY EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE HOME OWNER'S ASSOCIATION
 - SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET BACKS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND STIPULATIONS AS DELINEATED ON THE OFFICIAL RECORDED PLAT
 - PRESERVATION STUDY THAT COVERS THE MAINTENANCE AND REPLACEMENT COSTS OF THE PRIVATE INFRASTRUCTURE WITHIN THIS SUBDIVISION HAS BEEN RECORDED AS ENTRY NUMBER: _____ IN BOOK _____ AT PAGE _____
 - NOTICE TO PURCHASERS: THE INFRASTRUCTURE WITHIN THIS PLAT IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY.

OWNER'S DEDICATION:
 THE NOAH-SUGARHOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY, THE UNDERSIGNED ASSOCIATION OF UNIT OWNERS, ACTING FOR AND ON BEHALF OF, AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS THE NOAH - SUGARHOUSE, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. NOW OWNERS (HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THE OWNER(S) ALSO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT WITHIN LOTS 1, 2, 3, AND 4 AS SHOWN HEREON EXCEPT WITHIN THE BUILDING STRUCTURES FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES, WITH RESPECT TO THE SUBDIVISION.
 DATED THIS _____ DAY OF _____, 2023.
 THE NOAH - SUGARHOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY
 BY: _____
 PRINT NAME: _____
 TITLE: _____ MANAGER

NOTARY ACKNOWLEDGMENT
 STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE)
 ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MANAGER OF THE NOAH - SUGARHOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE NOAH - SUGARHOUSE AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID NOAH-SUGARHOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 PRINT NAME: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH

THE NOAH - SUGARHOUSE
 P.U.D.
 2162 SOUTH LAKE STREET, SALT LAKE CITY, SALT LAKE COUNTY, UTAH 84106
 BEING A PART OF LOT 9, BLOCK 44, TEN ACRE PLAT "A", BIG FIELD SURVEY
 ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CITY APPROVAL
 PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 2023 AND IS HEREBY APPROVED.
 SALT LAKE CITY MAYOR

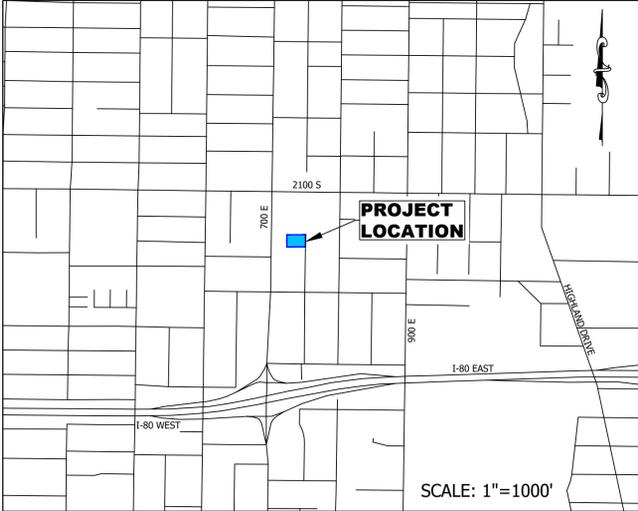
SALT LAKE COUNTY RECORDER
 FILED OF UTAH, COUNTY OF SALT LAKE, RECORDED AND STATED AT THE REQUEST OF _____
 RECORD # _____
 DATE _____
 TIME _____
 IN BOOK _____
 AT PAGE _____
 FEE \$ _____
 ATTEST: SALT LAKE COUNTY RECORDER

NUMBER _____
 ACCOUNT _____
 SHEET 1
 OF 1 SHEETS

THE NOAH - SUGARHOUSE

2162 SOUTH LAKE STREET
 LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
 SALT LAKE CITY, SLAT LAKE COUNTY, UTAH

VICINITY MAP



CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	NOTES & LEGEND
C300	DEMO PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAIL
C910	CITY DETAIL
EC100	EROSION CONTROL PLAN
EX-1	TRAX EX.

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

DEVELOPER
NORTHSTAR BUILDERS
 Contract: Adam Warts
 1059 East 900 South, SUITE 201
 Salt Lake City, UT 84105
 Phone: 801-755-9504
 adam@northstarbuilders.com



THE NOAH - SUGARHOUSE
 2162 SOUTH LAKE STREET
 LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
 SALT LAKE CITY, SLAT LAKE COUNTY, UTAH

REVISIONS	
UNDERGROUND ELEC. LINE	11-3-22
CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-7-23

DRAWN: JH 2023-11-13
 APPROVED: TJ 2023-11-13
 PROJECT #: 1574003
 PLAN SET 1574003.dwg

C100
 COVER & INDEX

Know what's below.
 Call 811 before you dig.

Blue Stakes of UTAH 811
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

BENCHMARK ELEVATION FIRE HYDRANT VALVE LID EAST OF DRIVEWAY 4317.64'

PRELIMINARY
 NOT FOR CONSTRUCTION

GENERAL NOTES	
1.	ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2.	CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3.	ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4.	PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5.	CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6.	UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7.	ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8.	COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9.	ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10.	STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12.	TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13.	ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14.	PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16.	ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17.	IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19.	THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20.	PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDEFINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION	
1.	CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2.	CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3.	INSTALL SILT FENCES.
4.	COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5.	FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6.	DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7.	INSTALL REMAINDER OF STORM DRAIN.
8.	INSTALL UTILITY LINES, WATER, ETC.
9.	INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10.	INSTALL BASE COURSE.
11.	REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12.	PAVE SITE.
13.	OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES	
1.	ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2.	ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3.	LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4.	CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS, 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5.	CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6.	NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
7.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8.	ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9.	ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10.	SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11.	ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12.	WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13.	ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14.	WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15.	ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16.	CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17.	BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18.	ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19.	ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF IF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21.	ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22.	ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23.	ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24.	ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSUS COMCAST LIMITS.
26.	CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27.	ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - SALT LAKE CITY SEWER - SALT LAKE CITY STORM DRAIN - SALT LAKE CITY IRRIGATION - SALT LAKE CITY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY

GRADING NOTES	
1.	SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2.	THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3.	EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4.	IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6.	WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: • PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. • THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE. • THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. • THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL	
1.	ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2.	ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3.	DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4.	ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5.	ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6.	ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7.	IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8.	RE-VEGETATE ALL DENUED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9.	THE CONTRACTOR AGREES THAT: A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RE-TESTING AND REINSPECTION AT THEIR OWN EXPENSE. F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND	
	SECTION CORNER
	MONUMENT
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DOWNWARD GRADE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	PROPOSED MINOR CONTOUR
	LOT OR BOUNDARY LINE
	PUBLIC UTILITY EASEMENT
	BUILDABLE AREA SETBACK
	CENTER LINE OF ROAD
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	ADA PARKING
	STREET LIGHT
	POWER POLE
	TELEPHONE POLE
	UTILITY POLE
	STREET SIGN
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	EXISTING ROCK WALL
	PROPOSED ROCK WALL
	EXISTING FIBER OPTIC
	PROPOSED FIBER OPTIC
	EXISTING NATURAL GAS
	PROPOSED NATURAL GAS
	EXISTING POWER
	PROPOSED POWER
	EXISTING OVERHEAD POWER
	PROPOSED OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	PROPOSED UNDERGROUND POWER
	EXISTING TELEPHONE
	PROPOSED TELEPHONE
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	IRRIGATION MANHOLE
	IRRIGATION METER
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK

LEGEND	
	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	SEWER MANHOLE
	EXISTING LAND DRAIN
	PROPOSED LAND DRAIN
	LAND DRAIN MANHOLE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	STORM DRAIN MANHOLE
	CATCH BASIN / CLEANOUT
	CURB INLET

ABBREVIATIONS	
Ø	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CL	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS	
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUEDE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL	STREET LIGHT
SLB&M	SALT LAKE BASE & MERIDIAN SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURB WALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALK
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
UP	UTILITY POLLE
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

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DEVELOPER
NORTHSTAR BUILDERS
Contract: Adam Watts
1059 East 900 South, SUITE 201
Salt Lake City, UT 84105
Phone: 801-755-9504
adam@northstarbuilders.com

THE NOAH - SUGARHOUSE

2162 SOUTH LAKE STREET
LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
SALT LAKE CITY, SLAT LAKE COUNTY, UTAH

REVISIONS	
UNDERGROUND ELEC. LINE	11-3-22
CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-27-23

DRAWN: JH	2023-11-13
APPROVED: TJ	2023-11-13
PROJECT #:	1574003
PLAN SET	1574003.dwg

C101
NOTES & LEGEND

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700 EAST

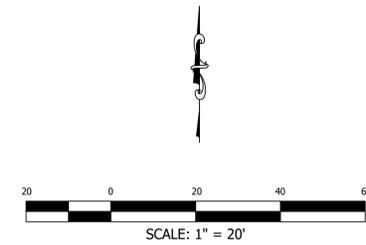
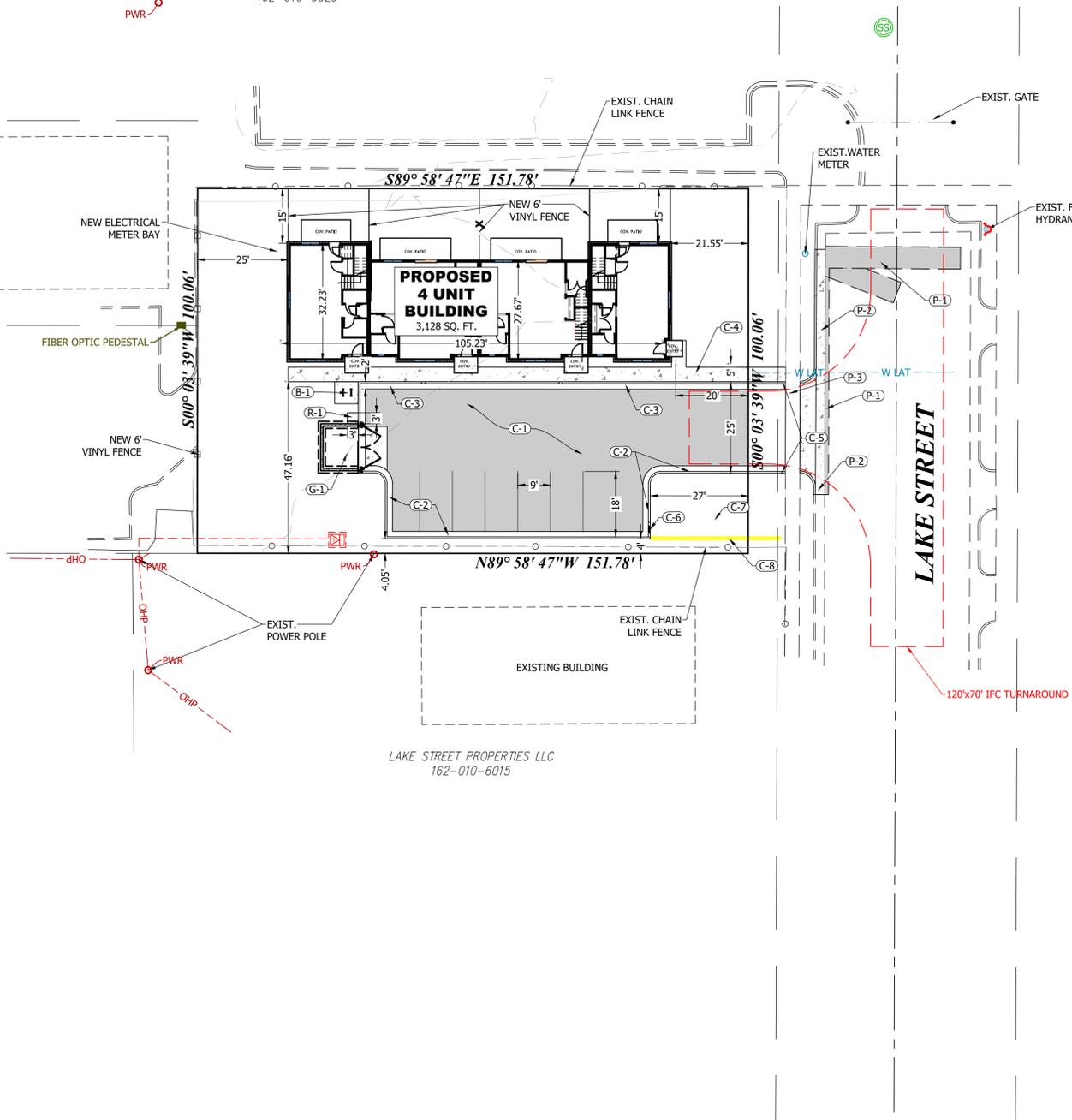
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
162-010-6029

EXISTING BUILDING
ALL GROUP, LLC
162-010-6007

ALL GROUP, LLC
162-010-6008

K2K SALT LAKE LLC
162-010-6030

LAKE STREET PROPERTIES LLC
162-010-6015



AREA TABULATION		
	sq.ft.	Acres %
BUILDING	3,128	0.072 20.60%
IMPROVEMENTS	4,772	0.110 31.42%
LANDSCAPE	7,288	0.167 47.99%
TOTAL	15,188	0.349 100.00%

- Provided Parking.**
- 8 PARKING STALLS
 - 4 BICYCLE

SYMBOL LEGEND	
(C-1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
(C-2)	PRIVATE CONCRETE CATCH CURB & GUTTER PER DETAIL, SHEET C900
(C-3)	PRIVATE CONCRETE RELEASE CURB & GUTTER PER DETAIL, SHEET C900
(C-4)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
(C-5)	PRIVATE CONCRETE TAPERED END PER DETAIL, SHEET C900
(C-6)	PRIVATE CONCRETE CURB CUT PER DETAIL, SHEET C900
(C-7)	PRIVATE STORM WATER RETENTION AREA WITH OVERFLOW TO PUBLIC R.O.W.
(C-8)	PRIVATE 6" TALL BY 2' WIDE EARTHEN BERM TO KEEP WATER ON SITE
(G-1)	PRIVATE DUMPSTER ENCLOSURE PER DETAIL, SHEET C900
(B-1)	PRIVATE BICYCLE RACK PER DETAIL SHEET C910
(P-1)	REMOVE AND REPLACE CITY ASPHALT PER DETAIL SHEET C910
(P-2)	REMOVE AND REPLACE CITY CURB & GUTTER PER DETAIL SHEET C910
(P-3)	REMOVE AND REPLACE CITY SIDEWALK PER DETAIL SHEET C910
(P-4)	REMOVE AND REPLACE RIVE APPROACH PER DETAIL SHEET C910
(R-1)	RECYCLING BIN STORAGE LOCATION

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING:	MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.
ACCESSIBLE ROUTE:	MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).
ACCESS ROUTE TURNAROUNDS:	A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
LEVEL LANDING / EXTERIOR DOOR LANDING:	MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
ACCESSIBLE EGRESS TO PUBLIC WAY:	MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).
ADA ACCESS RAMPS:	MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

- NOTES**
1. ALL EXISTING SITE FEATURES TO BE PROTECTED IN PLACE UNLESS NOTED ON DEMO SHEET SEE C300
 2. CONTRACTOR TO COORDINATED IRRIGATION AND LANDSCAPING PRIOR TO CONSTRUCTION.

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CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-7-23

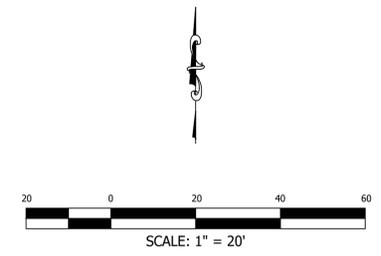
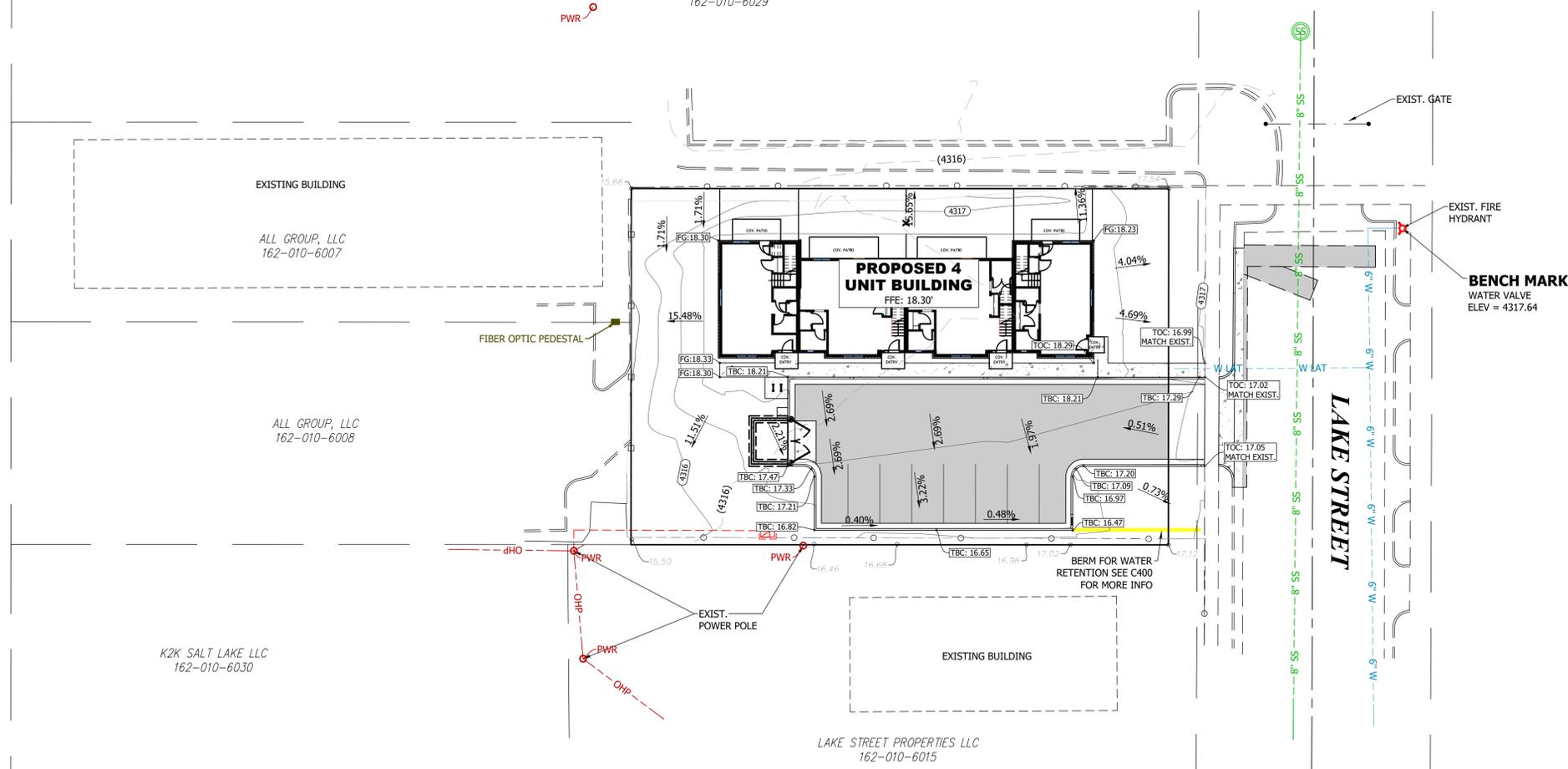
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APPROVED: CJC 2023-11-13
PROJECT #: 1574003
PLAN SET 1574003.dwg

C400
SITE PLAN

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700 EAST

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
162-010-6029



EARTH WORK VOLUME
 FILL VOLUME: 15 CUBIC YARDS
 THIS IS BASED UNADJUSTE NUMBERS MEANING A FACTOR OF 1 FOR BOTH CUT AND FILL

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
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ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

LEGEND

		EXISTING SPOT ELEVATION
		PROPOSED SPOT ELEVATION
		DOWNWARD GRADE
		EXISTING INDEX CONTOUR
		EXISTING MINOR CONTOUR
		PROPOSED CONTOUR
		PROPOSED MINOR CONTOUR

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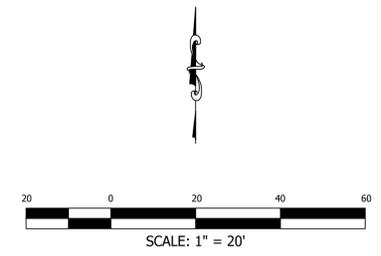
C500
 GRADING PLAN



REVISIONS	
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CITY COMMENTS	11-23-22
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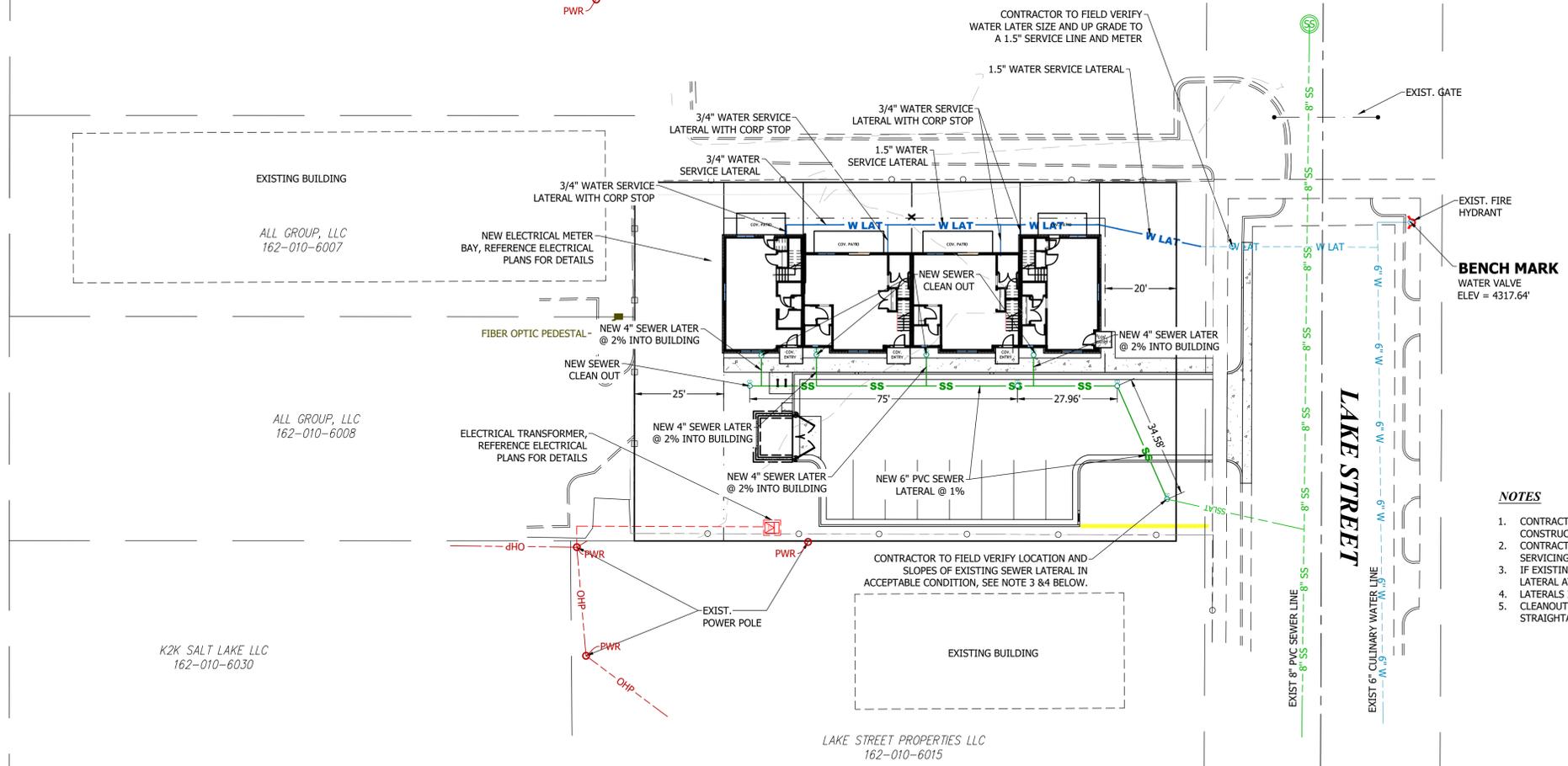
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APPROVED: CJC	2023-11-13
PROJECT #:	1574003
PLAN SET	1574003.dwg

C600
 UTILITY PLAN



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
 162-010-6029

700 EAST



NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES. ANY EXISTING UTILITIES SERVICING BUILDING TO WEST WILL NEED TO BE CAPPED AT PROPERTY LINE.
3. IF EXISTING SEWER LATERAL IS A 4", CONTRACTOR TO UP-SIDE TO A NEW 6" PVC LATERAL AT 1%.
4. LATERALS INTO BUILDING ARE 4" PVC @ 2%.
5. CLEANOUTS ARE WITHIN 5' OF BUILDING CONNECTIONS AND EVERY 50' ALONG STRAIGHTAWAYS OR AT EVERY BEND.

SALT LAKE CITY PUBLIC UTILITY NOTES:

1. BACKFLOW PREVENTION TO BE PROVIDED ON THE IRRIGATION SYSTEM AND SPIGOT REFERENCE SALT LAKE CITY REQUIREMENTS REFERENCE APWA 631.1.
2. FIRE SERVICE AND CULINARY SERVICE LINES MUST MAINTAIN A MINIMUM OF 5-FEET AND 4-FEET RESPECTIVELY.
3. ALL WATER UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE #1.
4. PER SALT LAKE CITY ORDINANCE SECTION 17.16.520 FIRE LINE CONNECTIONS TO THE CULINARY WATER SERVICE ARE NOT ALLOWED.
5. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON SEWER UTILITY.
6. VALVE BOX WITH CAST IRON LID IS NOT ALLOWED IN CURB AND GUTTER.

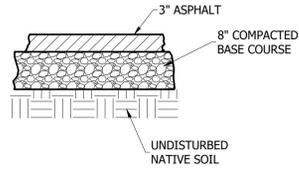
Know what's below.
Call 811 before you dig.



BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

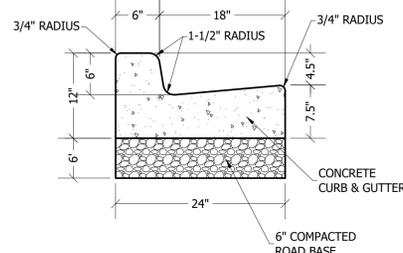
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- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - PLACE MATERIAL PER APWA SECTION 32 05 10.



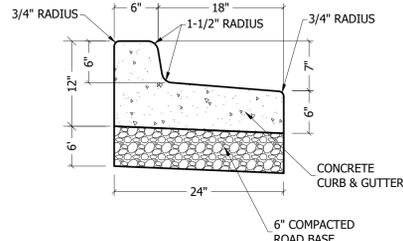
C-1
C400 TYPICAL N.T.S.
PRIVATE ASPHALT SECTION

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



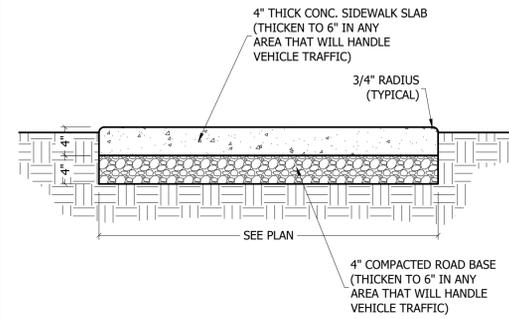
C-2
C400 TYPICAL N.T.S.
PRIVATE 24" CATCH CURB & GUTTER

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

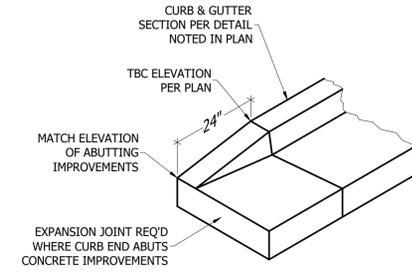


C-3
C400 TYPICAL N.T.S.
PRIVATE 24" RELEASE CURB & GUTTER

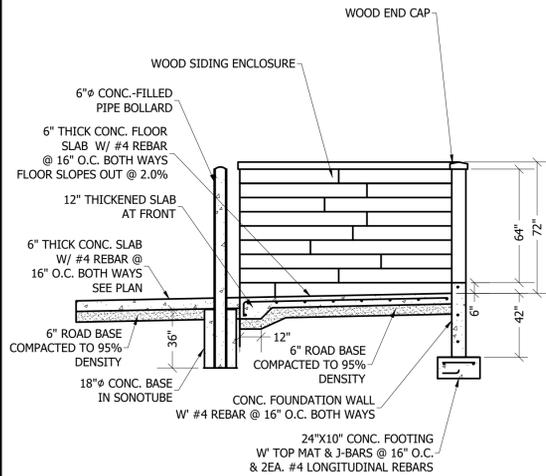
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 5' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



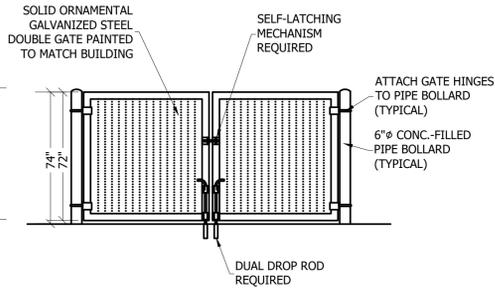
C-4
C400 TYPICAL N.T.S.
PRIVATE CONCRETE SIDEWALK



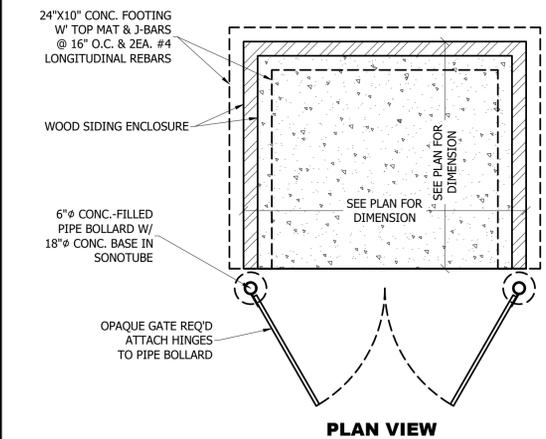
C-5
C400 TYPICAL N.T.S.
PRIVATE TAPERED END HI-BACK CURB & GUTTER



SECTION VIEW

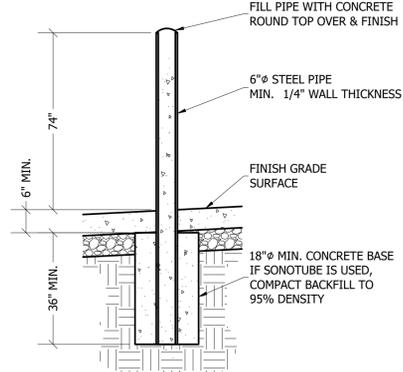


FRONT VIEW



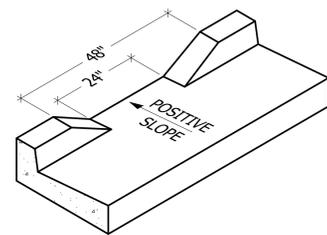
PLAN VIEW

- NOTES
- BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.



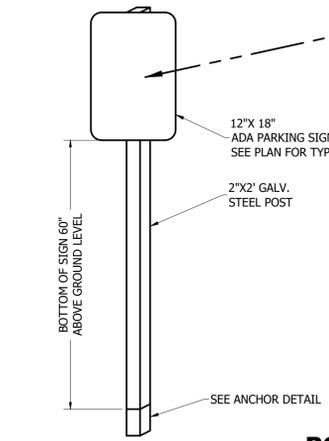
PIPE BOLLARD

G-1
C400 TYPICAL N.T.S.
DUMPSTER ENCLOSURE



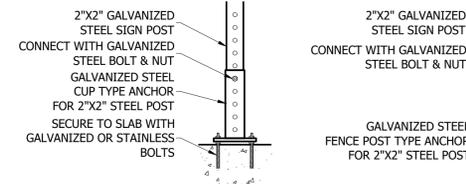
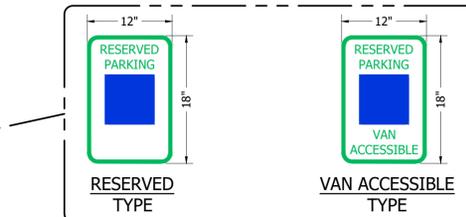
C-6
C400 TYPICAL N.T.S.
PRIVATE DRAINAGE CURB CUT HI-BACK CURB & GUTTER

- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 - WHITE ADA SYMBOL ON A BLUE SQUARE.
 - WHITE BACKGROUND.
 - LETTERING IS TO BE BLUE OR GREEN.

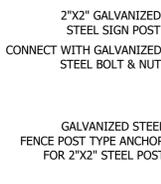


POLE-MOUNTED SIGN

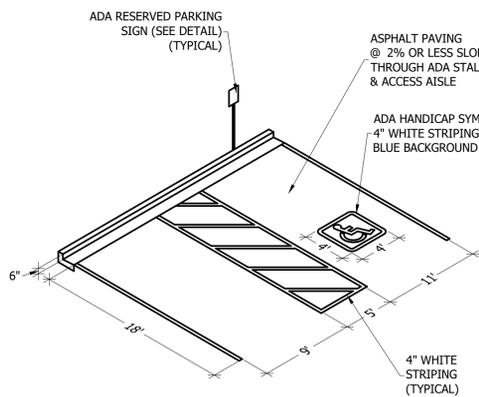
A-2
C400 TYPICAL N.T.S.
ADA RESERVED PARKING SIGN



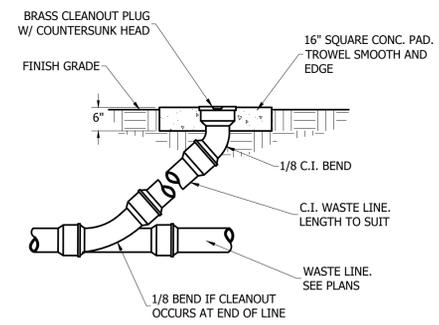
CONCRETE SLAB ANCHOR TYPE



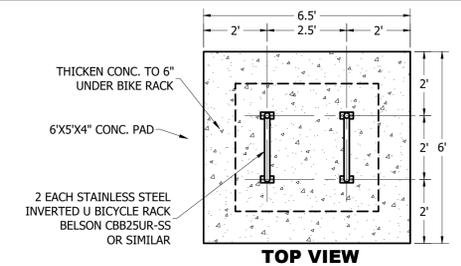
LANDSCAPE ANCHOR TYPE



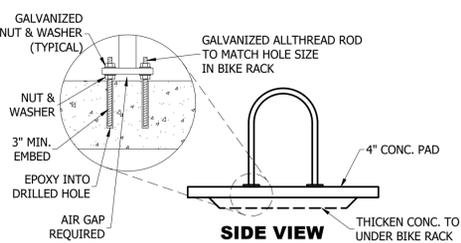
A-1
C400 TYPICAL N.T.S.
ADA ACCESSIBLE PARKING & RAMPS



SS-1
C600 TYPICAL N.T.S.
SEWER CLEANOUT

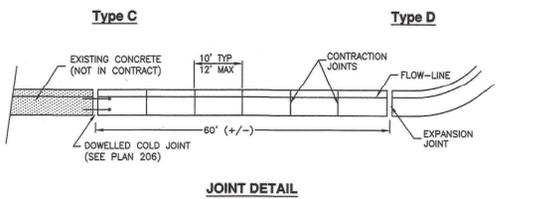
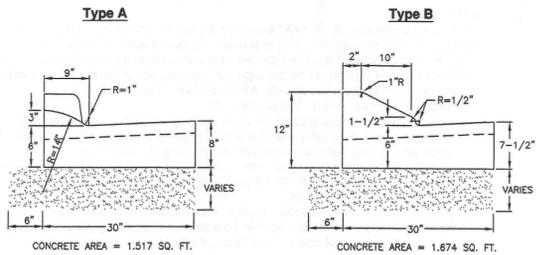
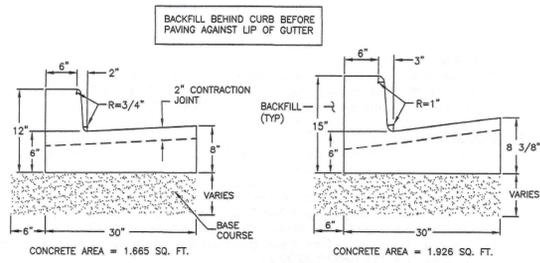


TOP VIEW



SIDE VIEW

BC-1
C400 TYPICAL N.T.S.
PRIVATE 4 BICYCLE RACK



Curb and gutter

- GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

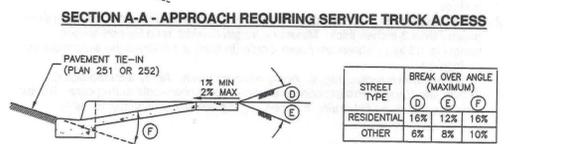
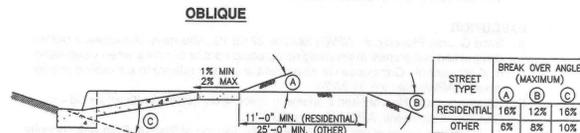
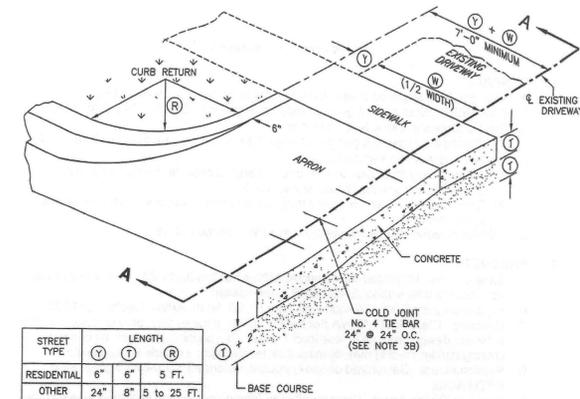
Curb and gutter

Plan 205.1
December 2008

205.2

Open driveway approach

- GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Field Changes to Slope Requirements:
 - 1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
 - 2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
 - 3) Specific uses or site conditions may require profile design submittal for review and acceptance.
 - C. Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
 - C. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



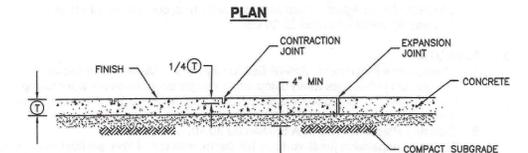
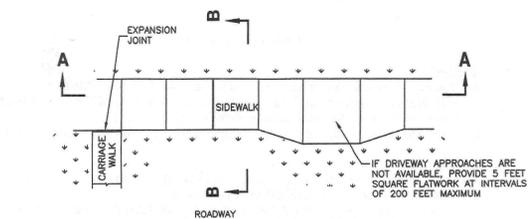
Open driveway approach

Plan 225
December 2009

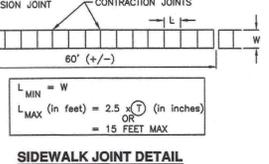
225

Sidewalk

- GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"



Sidewalk

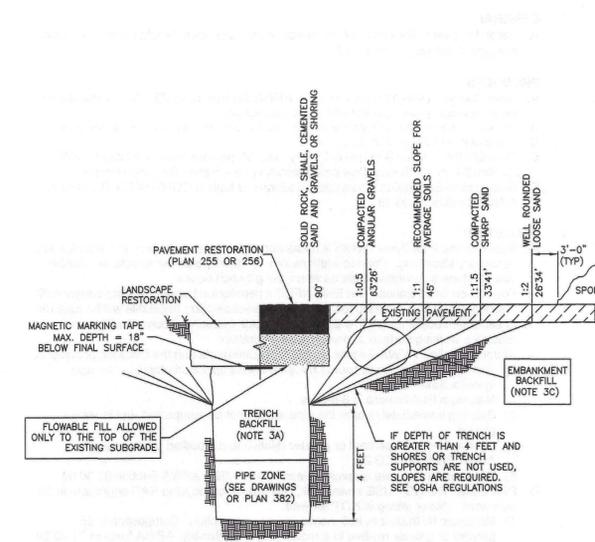
Plan 231
March 2009

231

Trench backfill

- GENERAL**
 - A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.
- PRODUCTS**
 - A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 - B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days. It must flow easily requiring no vibration for consolidation.
- EXECUTION**
 - A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
 - 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - 2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
 - 3) Water jetting is NOT allowed.
 - B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
 - C. Embankment Backfill: When trench sides are sloped proceed as follows.
 - 1) Maximum lift thickness is 8-inches before compaction.
 - 2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
 - 3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 - D. Surface Restoration:
 - 1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
 - 2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



Trench backfill

Plan 381
July 2016

381

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER
NORTHSTAR BUILDERS
Contact: Adam Werts
1059 East 900 South, SUITE 201
Salt Lake City, UT 84105
Phone: 801-755-9504
adam@northstarbuilders.com

THE NOAH - SUGARHOUSE
2162 SOUTH LAKE STREET
LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
SALT LAKE COUNTY, UTAH

REVISIONS

DESCRIPTION	DATE
UNDERGROUND ELEC. LINE	11-2-22
CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-27-22

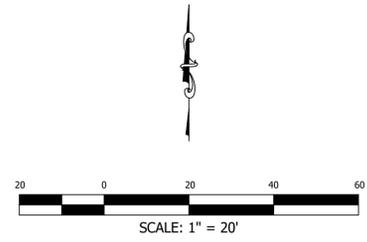
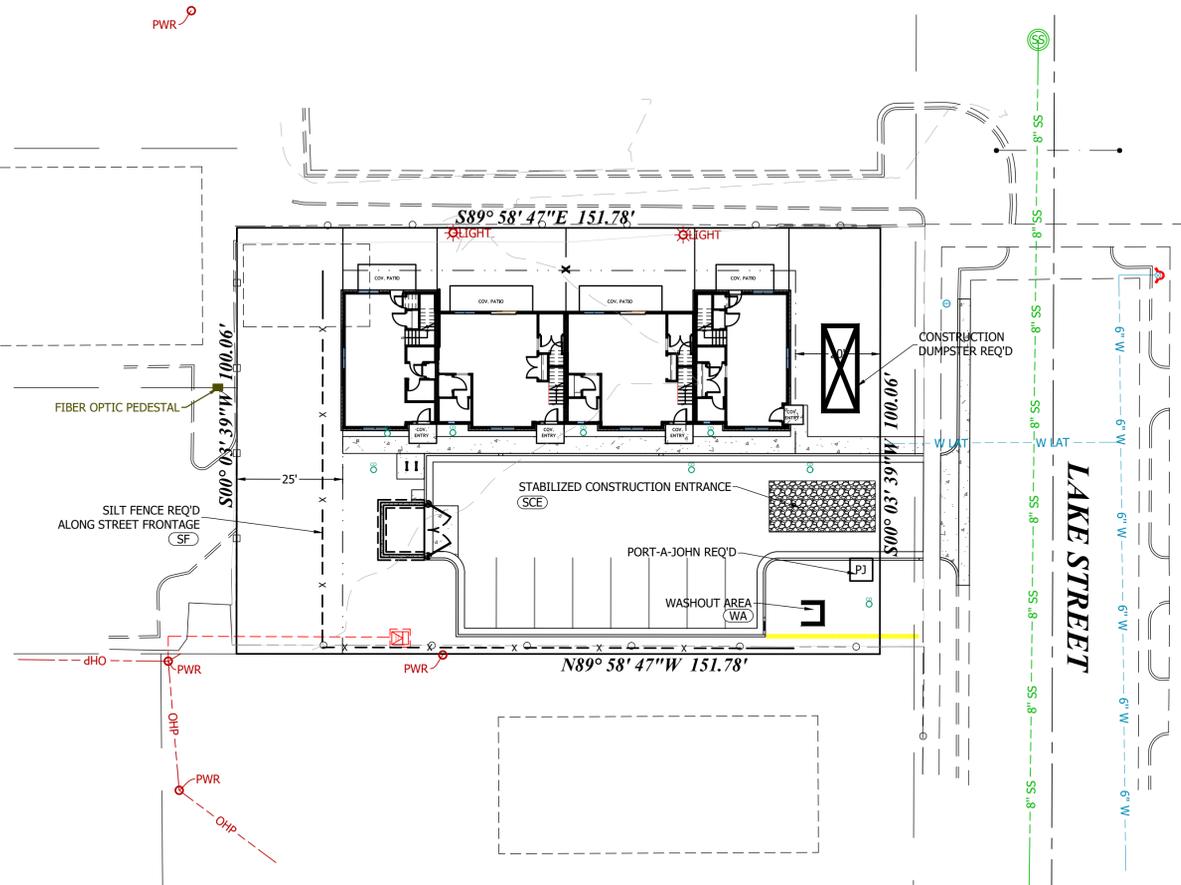
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APPROVED: CJC 2023-11-13
PROJECT #: 1574003
PLAN SET 1574003.dwg

C910
CITY DETAIL

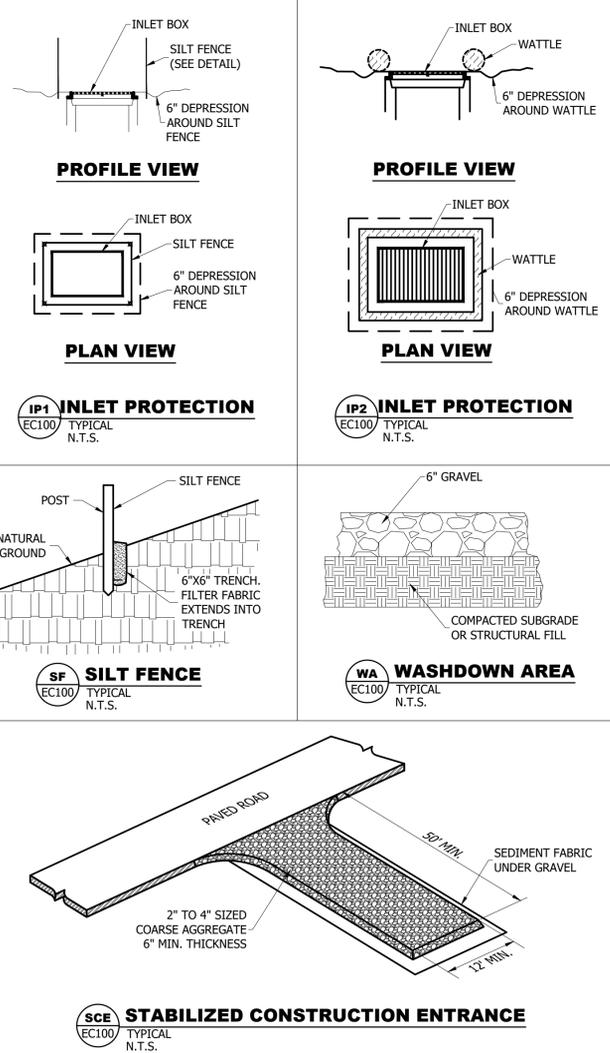
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2100 SOUTH



- ### CONSTRUCTION NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
 - CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
 - CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
 - ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
 - ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
 - A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC ROADS OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
 - INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
Entellus

DEVELOPER
NORTHSTAR BUILDERS
 Contact: Adam Watts
 1059 East 900 South, SUITE 201
 Salt Lake City, UT 84105
 Phone: 801-755-9504
 adam@northstarbuilders.com



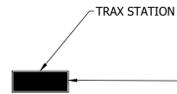
THE NOAH - SUGARHOUSE
 2162 SOUTH LAKE STREET
 LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
 SALT LAKE CITY, SLAT LAKE COUNTY, UTAH

REVISIONS

UNDERGROUND ELEC. LINE	11-3-22
CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-7-23

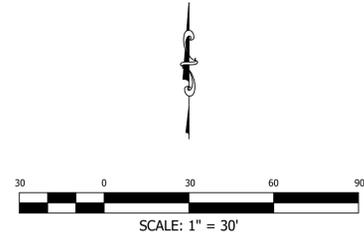
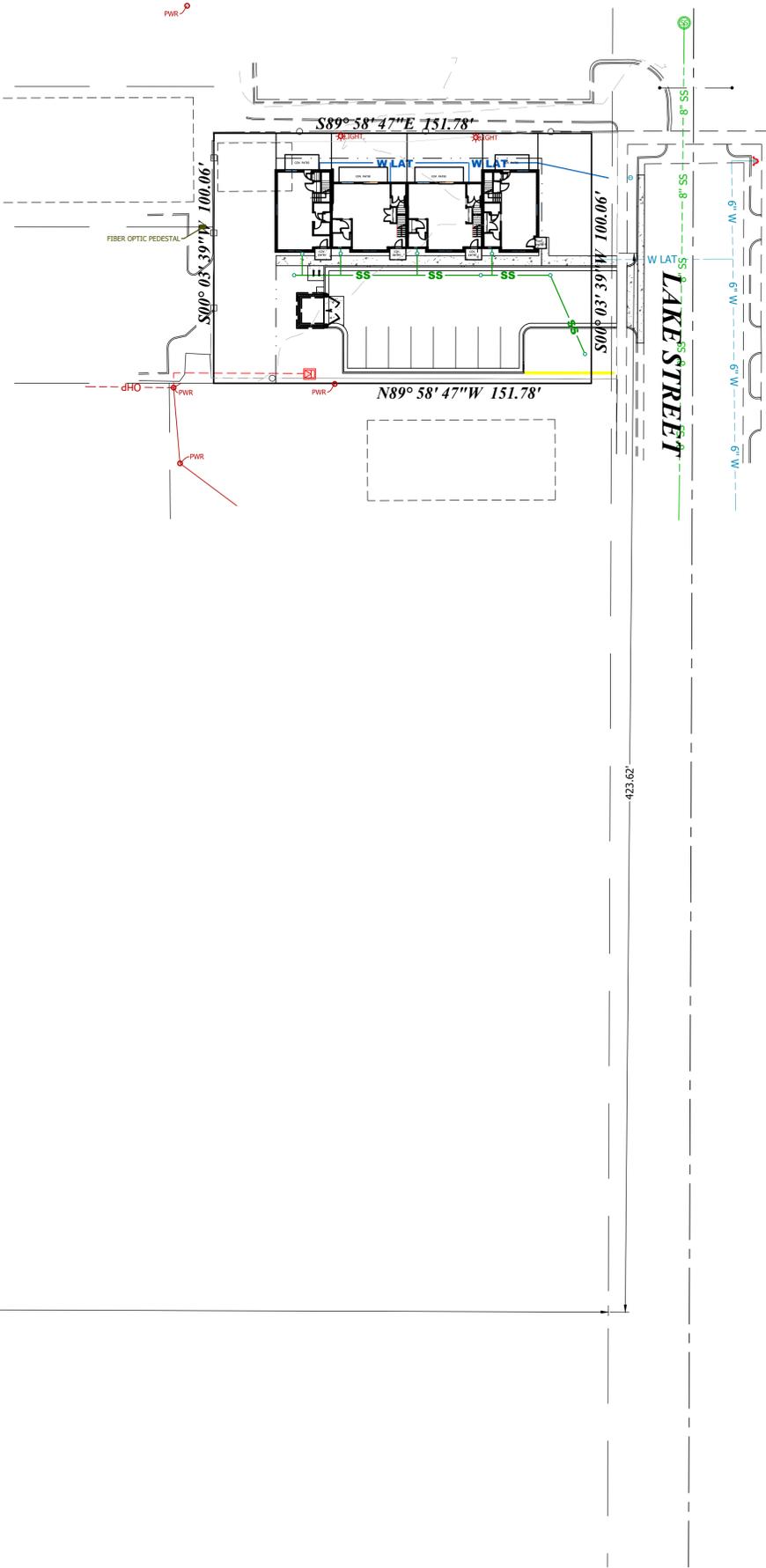
DRAWN: JH 2023-11-13
 APPROVED: CJC 2023-11-13
 PROJECT #: 1574003
 PLAN SET 1574003.dwg
EC100
 EROSION CONTROL PLAN

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509.71'

2100 SOUTH



DISTANCE TO TRAX STOP

423.62'+509.71'=933.33'
933.33'/5280'=0.17 MILES<0.25 MILES

REVISIONS

UNDERGROUND ELEC. LINE	11-3-22
CITY COMMENTS	11-23-22
FIRE FLOW CALCS	11-23-22
BUILDING CHANGES - 4 PLEX	11-7-23

DRAWN: JH 2023-11-13
APPROVED: CJC 2023-11-13
PROJECT #: 1574003
PLAN SET 1574003.dwg

EX-1
TRAX EX.

THE NOAH - SUGARHOUSE

2162 SOUTH LAKE STREET
LOCATED IN THE NW 1/4 OF SECTION 20, T.1 S., R.1 E., S.L.B.&M.
SALT LAKE CITY, SLAT LAKE COUNTY, UTAH



DEVELOPER

NORTHSTAR BUILDERS
Contact: Adam Warts
1059 East 900 South, SUITE 201
Salt Lake City, UT 84105
Phone: 801-755-9504
adam@northstarbuilders.com

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

KEYNOTES

SHEET NOTES

- RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- FIRE SPRINKLER RISER WITH EXTERIOR FIRE DEPARTMENT CONNECTION AND ALARM BELL.
- ADA COMPLIANT SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 2A10BC FIRE EXTINGUISHER INSIDE. SEE E5/A701.
- DASHED LINE INDICATES LOCATION OF FUTURE TENANT DEMISING WALL.
- STRUCTURAL STEEL COLUMN. SEE STRUCTURAL.
- ADA COMPLIANT HI/LOW DRINKING FOUNTAIN
- MOP SINK. SEE A401 FOR DETAILS.
- ADA COMPLIANT WALL MOUNTED "WOMEN" RESTROOM SIGN. SEE DETAIL D5/G002.
- ADA COMPLIANT WALL MOUNTED "MEN" RESTROOM SIGN. SEE DETAIL D6/G002.
- ROOF ACCESS HATCH, AND LADDER. SEE DETAIL E6/A701.
- GAS METER LOCATION. SEE CIVIL AND PLUMBING.
- ELECTRIC METER LOCATION. SEE CIVIL AND ELECTRICAL.

SQUARE FOOTAGES:

UNIT 1: 3 BED/2.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
LEVEL 1: 650 SQ. FT.	LEVEL 1: 731 SQ. FT.
LEVEL 2: 580 SQ. FT.	LEVEL 2: 731 SQ. FT.
LEVEL 3: 388 SQ. FT.	LEVEL 3: 503 SQ. FT.
TOTAL: 1,618 SQ. FT.	TOTAL: 1,965 SQ. FT.
LEVEL 3 BALCONY: 183 SQ. FT.	

UNIT 2: 4 BED/3.5 BATH

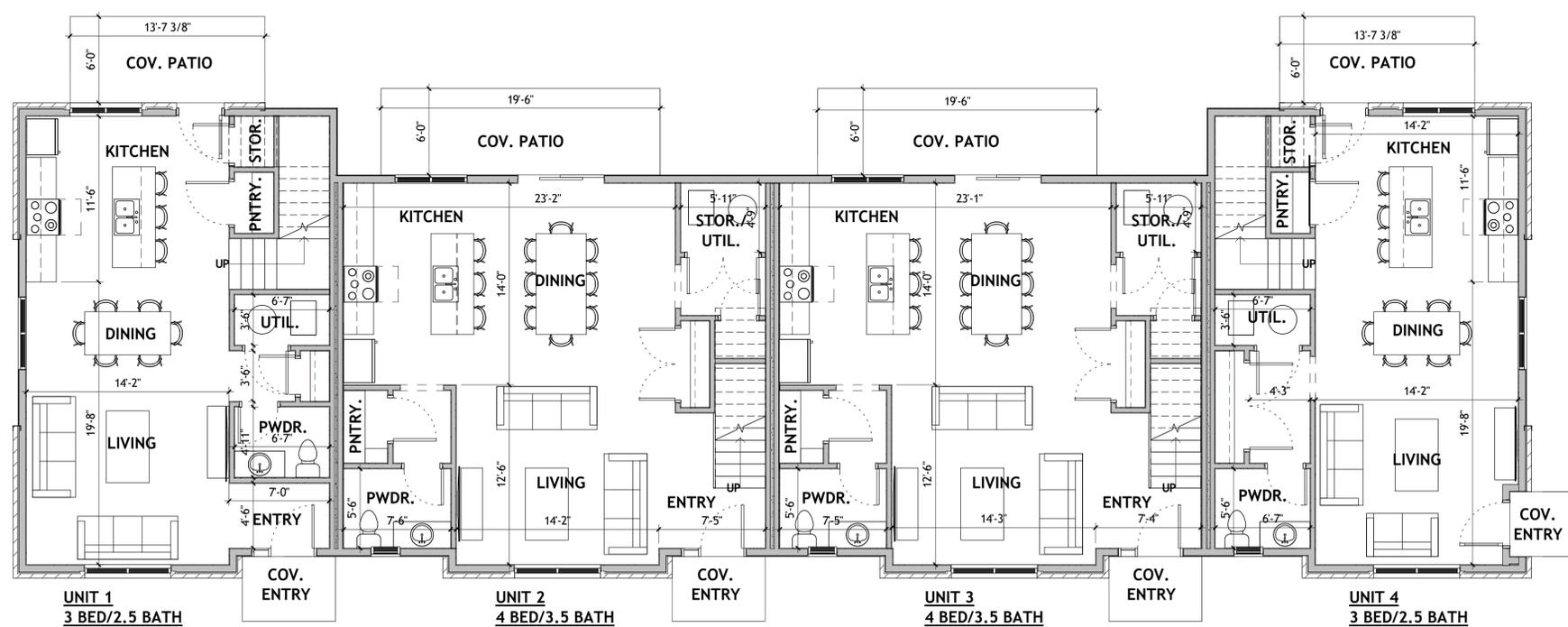
UNIT 2: 4 BED/3.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
LEVEL 1: 762 SQ. FT.	LEVEL 1: 832 SQ. FT.
LEVEL 2: 719 SQ. FT.	LEVEL 2: 836 SQ. FT.
LEVEL 3: 546 SQ. FT.	LEVEL 3: 646 SQ. FT.
TOTAL: 2,067 SQ. FT.	TOTAL: 2,314 SQ. FT.
LEVEL 3 BALCONY: 162 SQ. FT.	

UNIT 3: 4 BED/3.5 BATH

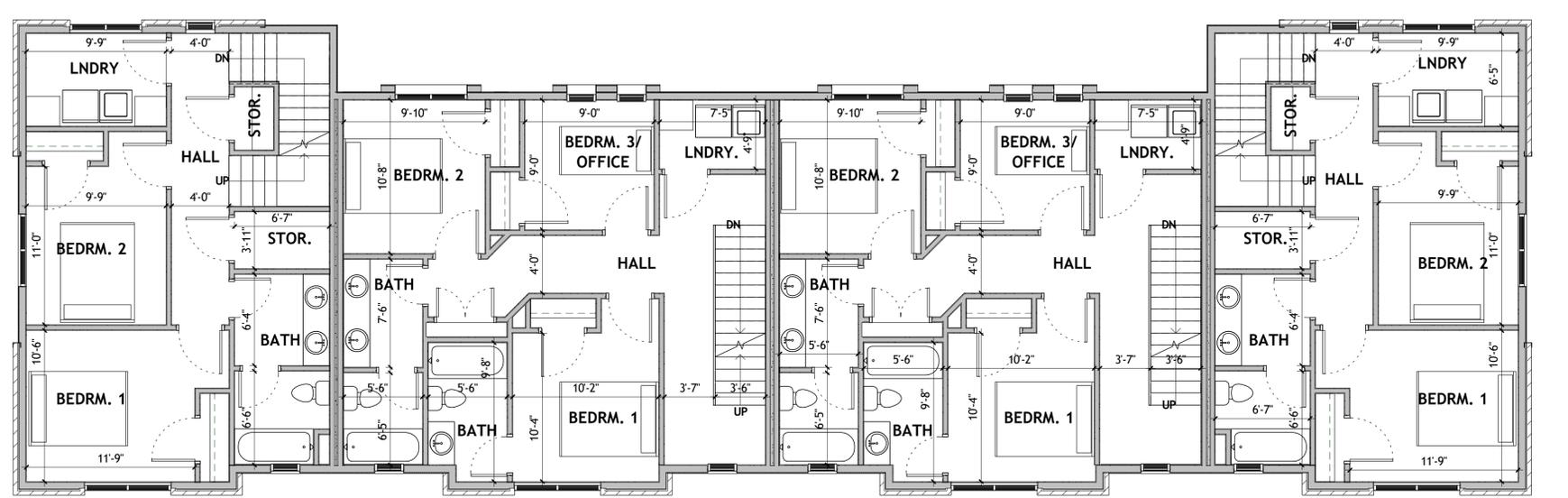
UNIT 3: 4 BED/3.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
LEVEL 1: 762 SQ. FT.	LEVEL 1: 832 SQ. FT.
LEVEL 2: 719 SQ. FT.	LEVEL 2: 836 SQ. FT.
LEVEL 3: 546 SQ. FT.	LEVEL 3: 646 SQ. FT.
TOTAL: 2,067 SQ. FT.	TOTAL: 2,314 SQ. FT.
LEVEL 3 BALCONY: 162 SQ. FT.	

UNIT 4: 3 BED/2.5 BATH

UNIT 4: 3 BED/2.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
LEVEL 1: 650 SQ. FT.	LEVEL 1: 731 SQ. FT.
LEVEL 2: 580 SQ. FT.	LEVEL 2: 731 SQ. FT.
LEVEL 3: 388 SQ. FT.	LEVEL 3: 503 SQ. FT.
TOTAL: 1,618 SQ. FT.	TOTAL: 1,965 SQ. FT.
LEVEL 3 PATIO: 183 SQ. FT.	



B1 FLOOR PLAN - LEVEL 1
A101 | SCALE: 3/16" = 1'-0"



D1 FLOOR PLAN - LEVEL 2
A101 | SCALE: 3/16" = 1'-0"

SEPARATION LEGEND

- ▼ ONE-HOUR VERTICAL EXTERIOR ENCLOSURE (FIRE BARRIER).
- ONE-HOUR FIRE PARTITION.
- ★ TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
- + SMOKE PARTITION.
- ONE-HOUR FIRE SEPARATION.
- ◆ TWO-HOUR FIRE WALL.
- ◆ ONE-HOUR BEARING WALL.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
- PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
- UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS:
 - MASONRY WALLS- OUTSIDE OF FRAME 8" FROM FACE OF WALL (ON BLOCK MODULE).
 - FRAMED WALLS- INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN).
- CONCRETE FOUNDATION WALLS RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED THROUGHOUT THE ENTIRE BUILDING PER NFPA 13.
- SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- SEE INTERIOR ELEVATIONS ON A1201 AND MILLWORK DETAILS ON A1551 FOR FINISHES OF MILLWORK BASES, AND COUNTERTOPS SEE SHEETS A151, A152 FOR REFLECTED CEILING PLAN INFORMATION.
- SEE SHEETS A1101, A1102, FOR FINISH INFORMATION. CONFIRM FINISHES WITH OWNER PRIOR TO ORDERING.
- SEE A601, A602, AND A603 FOR DOOR AND WINDOW INFORMATION.
- GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
- SEE THE SPECIFICATION FOR ADDITIONAL INFORMATION.
- SEE G000 FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL GENERAL INFORMATION.
- SEE G### FOR WALL TYPES.
- PROVIDE BACKING/BLOCKING FOR WALL MOUNTED ITEMS INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
- TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
- DO NOT SCALE DRAWINGS.

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	25 SEPTEMBER 2023
PROJECT #:	23-060
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

FLOOR PLAN - LEVELS 1 & 2

SHEET NUMBER
A101

R:\02 Jobs\2023\23-060 The Noah Townhomes\03 Production\02 Revit\23-060 - The Noah Townhomes - V2.rvt 10/17/2023 4:47:54 PM

KEYNOTES

SHEET NOTES

1. RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
2. FIRE SPRINKLER RISER WITH EXTERIOR FIRE DEPARTMENT CONNECTION AND ALARM BELL.
3. ADA COMPLIANT SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 2A10BC FIRE EXTINGUISHER INSIDE. SEE E5/A701.
4. DASHED LINE INDICATES LOCATION OF FUTURE TENANT DEMISING WALL.
5. STRUCTURAL STEEL COLUMN. SEE STRUCTURAL.
6. ADA COMPLIANT HI/LOW DRINKING FOUNTAIN.
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8. ADA COMPLIANT WALL MOUNTED "WOMEN" RESTROOM SIGN. SEE DETAIL D5/G002.
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11. GAS METER LOCATION. SEE CIVIL AND PLUMBING.
12. ELECTRIC METER LOCATION. SEE CIVIL AND ELECTRICAL.

SQUARE FOOTAGES:

UNIT 1: 3 BED/2.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
LEVEL 1: 650 SQ. FT.	LEVEL 1: 731 SQ. FT.
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LEVEL 3: 388 SQ. FT.	LEVEL 3: 503 SQ. FT.
TOTAL: 1,618 SQ. FT.	TOTAL: 1,965 SQ. FT.
LEVEL 3 BALCONY: 183 SQ. FT.	

UNIT 2: 4 BED/3.5 BATH

UNIT 2: 4 BED/3.5 BATH	
LEASABLE SQ. FT.:	GROSS SQ. FT.:
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UNIT 4: 3 BED/2.5 BATH	
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LEVEL 3 PATIO: 183 SQ. FT.	

SEPARATION LEGEND

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- ★ TWO-HOUR SHAFT ENCLOSURE (FIRE BARRIER).
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- ONE-HOUR FIRE SEPARATION.
- TWO-HOUR FIRE WALL.
- ◆ ONE-HOUR BEARING WALL.

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- TILE IS TO BE SET OVER CEMENTITIOUS BACKER BOARD UNDERLAYMENT. RECESS SLAB AS/IF REQUIRED. VERIFY WITH OWNER.
- DO NOT SCALE DRAWINGS.

PROJECT TITLE AND ADDRESS
THE NOAH TOWNHOMES

2102 SOUTH LAKE STREET
SALT LAKE CITY, UT 84106

REVISIONS	
Δ DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	25 SEPTEMBER 2023
PROJECT #:	23-060
DRAWN BY:	CORE
PM / PA:	CORE

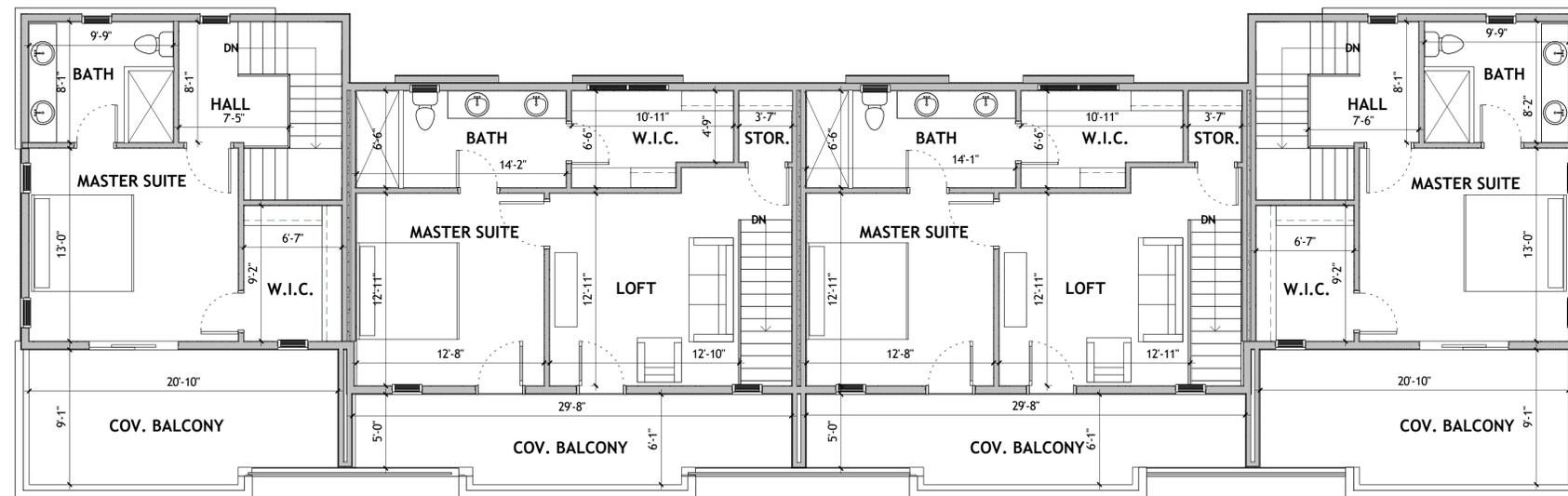
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

**FLOOR PLAN -
LEVEL 3**

SHEET NUMBER
A102



B1 FLOOR PLAN - LEVEL 3
A102 | SCALE: 3/16" = 1'-0"

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	25 SEPTEMBER 2023
PROJECT #:	23-060
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A201

KEYNOTES

SHEET NOTES

1. FINISHED GRADE.
2. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A601.
3. PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A602.
4. PRE-FINISHED METAL PARAPET WALL CAP. SEE DETAIL B6/A501.
5. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
6. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
7. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
8. GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY.
9. FIRE RISER CONNECTION.
10. SCORE LINES AS SHOWN - TYPICAL EIFS V GROOVE SEE B4/A501.

MATERIAL PERCENTAGE CALCULATIONS

FRONT ELEVATION:
37% - EIFS - LIGHT GREY
36% - BRICK
27% - WOOD PANEL

REAR ELEVATION:
42% - EIFS - LIGHT GREY
23% - BRICK
20% - WOOD PANEL
15% - EIFS - MATCH BRICK COLOR

EXTERIOR MATERIAL LEGEND

- EM1** BRICK VENEER
- EM2** HORIZONTAL WOOD PANEL
- EM3** EIFS - SMOOTH FINISH - LIGHT GREY
- EM4** EIFS - SMOOTH FINISH - DARK GREY
- EM5** EIFS - SMOOTH FINISH - MATCH BRICK COLOR



B1 FRONT ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D1 REAR ELEVATION
A201 | SCALE: 3/16" = 1'-0"

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

KEYNOTES

SHEET NOTES

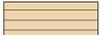
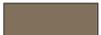
1. FINISHED GRADE.
2. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A601.
3. PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A602.
4. PRE-FINISHED METAL PARAPET WALL CAP. SEE DETAIL B6/A501.
5. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
6. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
7. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
8. GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY.
9. FIRE RISER CONNECTION.
10. SCORE LINES AS SHOWN - TYPICAL EIFS V GROOVE SEE B4/A501.

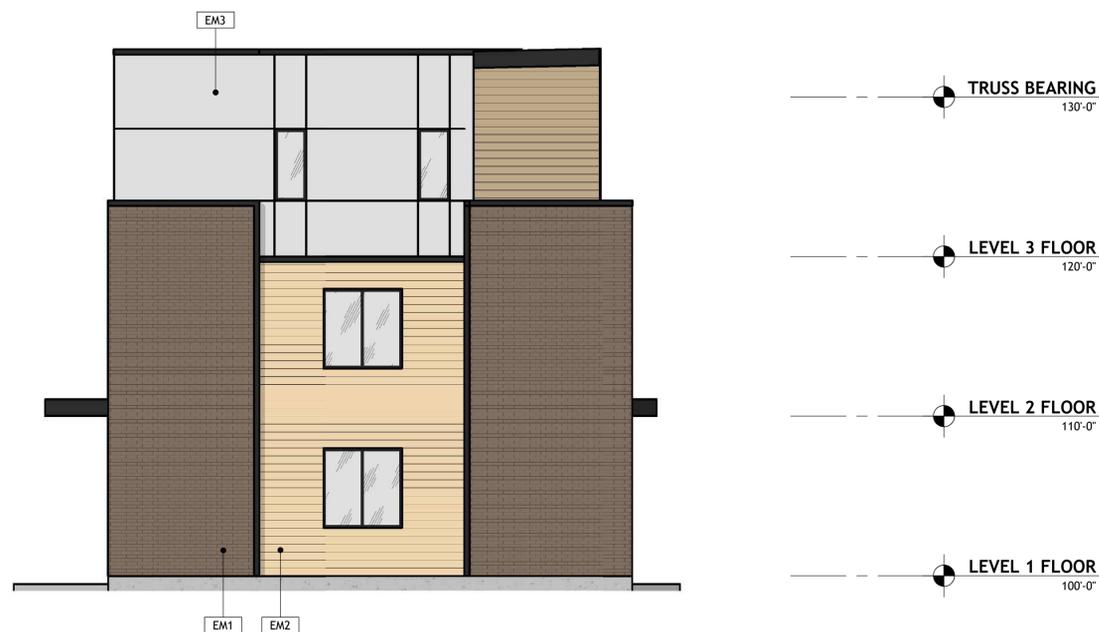
MATERIAL PERCENTAGE CALCULATIONS

LEFT ELEVATION:
46% - BRICK
27% - EIFS - LIGHT GREY
27% - WOOD PANEL

RIGHT ELEVATION:
46% - BRICK
27% - EIFS - LIGHT GREY
27% - WOOD PANEL

EXTERIOR MATERIAL LEGEND

- EM1**  BRICK VENEER
- EM2**  HORIZONTAL WOOD PANEL
- EM3**  EIFS - SMOOTH FINISH - LIGHT GREY
- EM4**  EIFS - SMOOTH FINISH - DARK GREY
- EM5**  EIFS - SMOOTH FINISH - MATCH BRICK COLOR



B3 LEFT ELEVATION

A202 | SCALE: 3/16" = 1'-0"



D3 RIGHT ELEVATION

A202 | SCALE: 3/16" = 1'-0"

PROJECT TITLE AND ADDRESS
THE NOAH TOWNHOMES

2162 SOUTH LAKE STREET
SALT LAKE CITY, UT 84106

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	25 SEPTEMBER 2023
PROJECT #:	23-060
DRAWN BY:	CORE
PM / PA:	CORE

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A202

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

KEYNOTES

SHEET NOTES

1. FINISHED GRADE.
2. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A601.
3. PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMAL BREAKS. COLOR: CLEAR ANODIZED. SEE SHEET A602.
4. PRE-FINISHED METAL PARAPET WALL CAP. SEE DETAIL B6/A501.
5. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
6. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
7. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
8. GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY.
9. FIRE RISER CONNECTION.
10. SCORE LINES AS SHOWN - TYPICAL EIFS V GROOVE SEE B4/A501.



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

NOT FOR CONSTRUCTION

CONSULTANT INFORMATION



PROJECT TITLE AND ADDRESS
THE NOAH TOWNHOMES

2162 SOUTH LAKE STREET
SALT LAKE CITY, UT 84106

REVISIONS

Δ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 25 SEPTEMBER 2023
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DRAWN BY: CORE
PM / PA: CORE

DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

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SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A203

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
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- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.



1

2

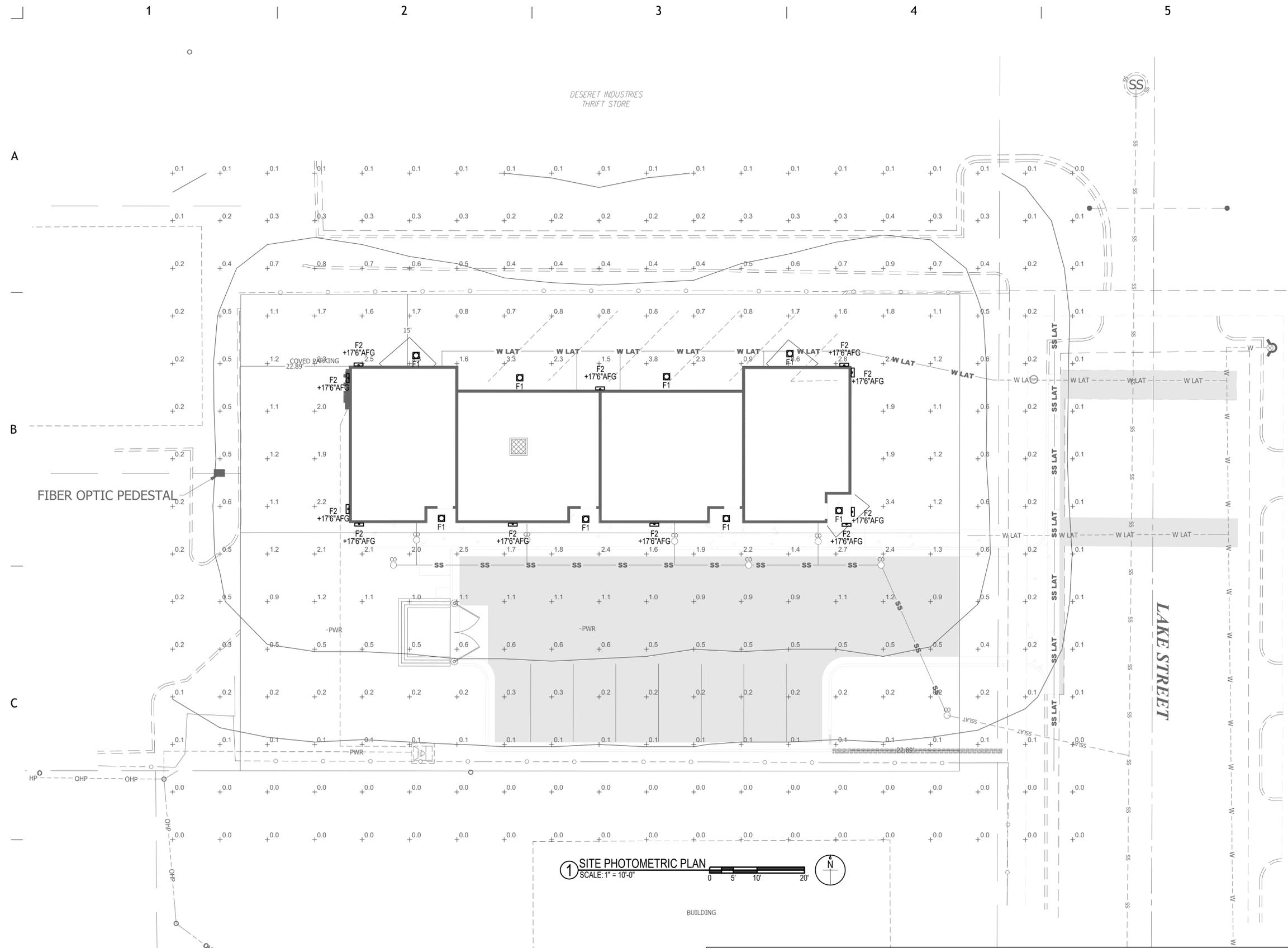
3

4



NOTES:

- ILLUMINATION LEVELS INDICATED IN FOOT-CANDELS.
- PHOTOMETRIC STATISTICS:
 AVERAGE 0.6 FC
 MAXIMUM 9.3 FC
 MINIMUM 0.0 FC
 MAX/MIN N/A
 AVERAGE/MIN N/A



PROJECT TITLE AND ADDRESS
THE NOAH TOWNHOMES
 2142 SOUTH LAKE STREET
 SALT LAKE CITY, UT 84106

REVISIONS

DESCRIPTION	DATE

PROJECT INFORMATION
 DATE: 12 OCTOBER 2023
 PROJECT #: 23-060
 DRAWN BY: MRR
 PM / PA: BCH

DRAWING SET STATUS
SITE APPROVAL

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

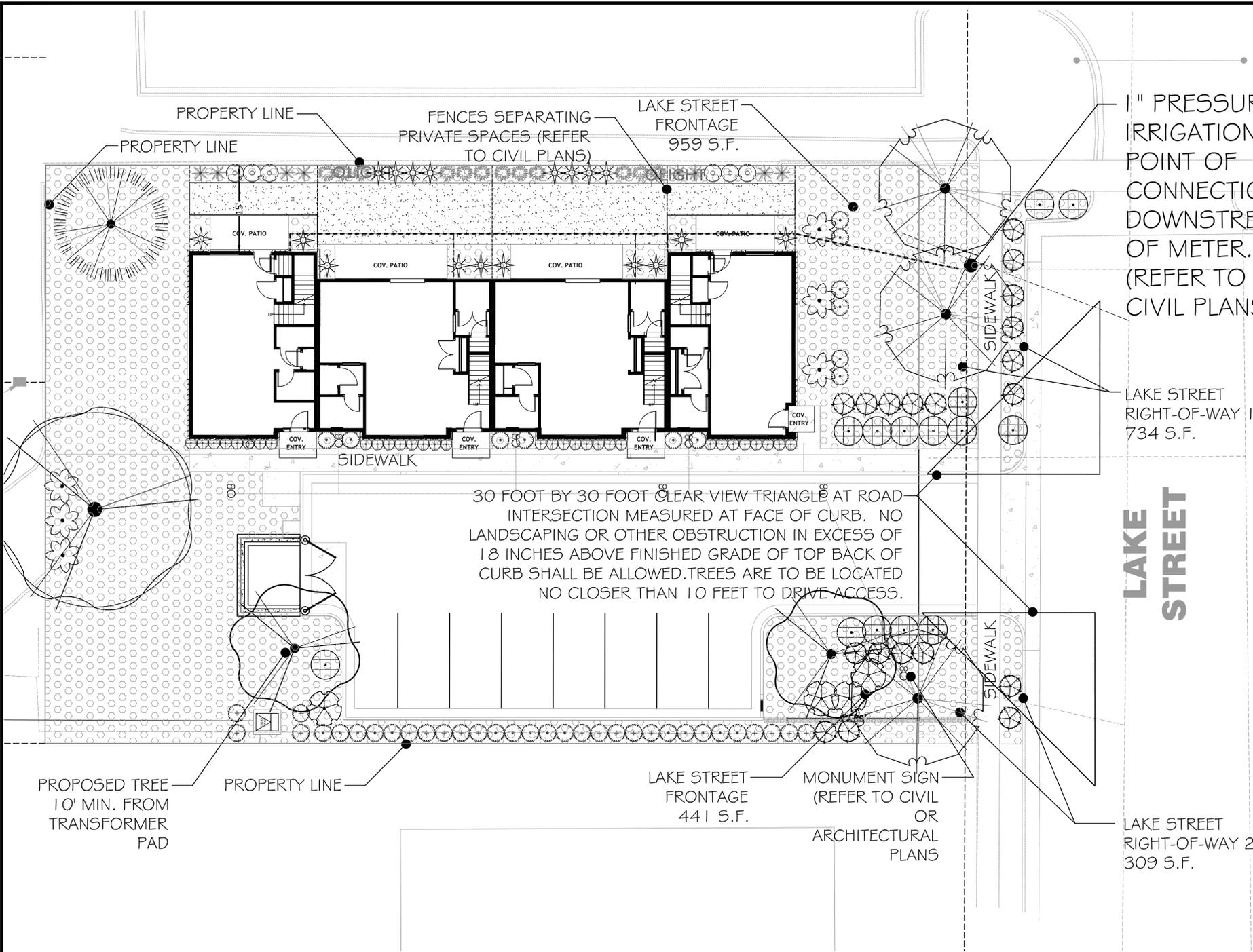
SHEET TITLE
SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES102

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS		FIXTURE		DESCRIPTION	REMARKS	
			TYPE	QTY.	VOLTS	WATTS			MOUNTING
F1	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESOLITE MAXILLUME PEACHTREE	PD810ED010/PDM6A835/61VC LDN6 35/10 LOGAR LSS MVOLT EZ1 P6RD10NZ10UVB W/P6RD835VB W/P6RDCC LED6-DLM11-35K-U-8LED10-SS L7FS1-8/FSL11L35K HH6-LED-1200L-DIM10-MVOLT-MD-35K-90HH6-6501-CL-WH 6BLR2-12-DMLV1-35K-80-SH-TRW-120/277	LED 3500 KELVIN 1000 LUMENS 80 CRI	INTEGRAL	120	16	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM	
F2	LUMARK LITHONIA VISIONAIRE LEDALUX HUBBELL RAYON	XTOR1B-W OLWX1-LED-13W-50K VSC-II-T3-16LC-3-4K-UNV-WM-SCBA LX724HPC-2U-U-41K LNC-7LU-5K-3-SCBA T228LED-30-UN112-50-DL-CBA	LED 5000 KELVIN 1400 LUMENS 80 CRI	INTEGRAL	120	19	SURFACE WALL	LED WALL PACK	COLOR TO BE SELECTED BY ARCHITECT

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PLANT SCHEDULE PROJECT TOTAL

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	<i>Acer campestre</i> / Hedge Maple	B # B	2"Cal		2
	<i>Gleditsia triacanthos inermis</i> "Shademaster" TM / Shademaster Locust	B # B	2"Cal		3
	<i>Picea pungens</i> / Colorado Spruce	B # B		5'	1
	<i>Quercus muhlenbergii</i> / Chinkapin Oak	B # B	2"Cal		1
SHRUBS					
	<i>Calamagrostis x acutiflora</i> "Avalanche" / Feather Reed Grass	5 gal			18
	<i>Calamagrostis x acutiflora</i> "Karl Foerster" / Feather Reed Grass	5 gal			6
	<i>Festuca ovina glauca</i> / Blue Sheep Fescue	2 gal			32
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 gal			27
	<i>Juniperus horizontalis</i> "Bar Harbor" / Bar Harbor Creeping Juniper	5 gal			14
	<i>Miscanthus sinensis</i> "Gracillimus" / Maiden Grass	5 gal			6
	<i>Pennisetum alopecuroides</i> / Fountain Grass	2 gal			12
	<i>Pennisetum alopecuroides</i> "Little Bunny" / Little Bunny Fountain Grass	2 gal			8
	<i>Perovskia atriplicifolia</i> "Blue Spires" / Russian Sage	2 gal			18
	<i>Rhus aromatica</i> "Autumn Amber" / Autumn Amber Sumac	5 gal			19
	<i>Rhus aromatica</i> "Gro-Low" / Gro-Low Fragrant Sumac	5 gal			4
MULCHES / ROCK					
	4" DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER.				7,030 S.F.
	ARTIFICIAL TURF GRASS - CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL & INSTALL PER MANUFACTURER'S SPECIFICATIONS.				892 S.F.

NOTES:

- SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
- LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM JULIE FRATTO, SALT LAKE CITY URBAN FORESTRY (801-972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.
- ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
- IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
- PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES.
- SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
- PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.
- IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL.
- ROCK MULCHES AND BOULDERS TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
- CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.

PLANT SCHEDULE R.O.W. 1

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	<i>Gleditsia triacanthos inermis</i> "Shademaster" TM / Shademaster Locust	B # B	2"Cal	2
SHRUBS				
	<i>Juniperus horizontalis</i> "Bar Harbor" / Bar Harbor Creeping Juniper	5 gal		6
	<i>Rhus aromatica</i> "Autumn Amber" / Autumn Amber Sumac	5 gal		7

PLANT SCHEDULE FRONTAGE

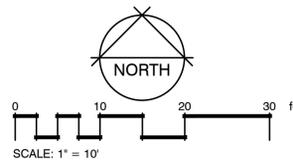
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	<i>Acer campestre</i> / Hedge Maple	B # B	2"Cal	1
	<i>Gleditsia triacanthos inermis</i> "Shademaster" TM / Shademaster Locust	B # B	2"Cal	1
SHRUBS				
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 gal		6
	<i>Juniperus horizontalis</i> "Bar Harbor" / Bar Harbor Creeping Juniper	5 gal		6
	<i>Miscanthus sinensis</i> "Gracillimus" / Maiden Grass	5 gal		3
	<i>Rhus aromatica</i> "Autumn Amber" / Autumn Amber Sumac	5 gal		9
	<i>Rhus aromatica</i> "Gro-Low" / Gro-Low Fragrant Sumac	5 gal		3

PLANT SCHEDULE R.O.W. 2

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	<i>Juniperus horizontalis</i> "Bar Harbor" / Bar Harbor Creeping Juniper	5 gal	1
	<i>Rhus aromatica</i> "Autumn Amber" / Autumn Amber Sumac	5 gal	3

LANDSCAPE CALCULATIONS SUMMARY

ON SITE LANDSCAPE PROVIDED (REFER TO SITE PLANS OR CIVIL PLANS)	6,879 S.F.
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)	7,922 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS - EXISTING TO REMAIN (INCLUDING ROAD R.O.W.)	0 S.F. 0.00% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W.)	7,922 S.F. 100.00% OF LANDSCAPE
PERCENT OF LANDSCAPE PLANT MATERIAL AREA VALUE COVERAGE (EXCLUDES TURF GRASS)	100.00% BASED ON "WATER-WISE PLANTS FOR SLC", WITH TREES CALC. 35.82% BASED ON "WATER-WISE PLANTS FOR SLC", WITHOUT TREES CALC.
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)	100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDES ANY TURF GRASS)	100.00% WITH TREES CALCULATED 35.82% WITHOUT TREES CALCULATED
REQUIRED LAKE STREET STREET TREES	3.3 TREES 100 FT DIV. BY 30
PROVIDED JEFFERSON STREET STREET TREES	3 TREES
LAKE STREET ROAD R.O.W. LANDSCAPE AREA 1	734 S.F. & 52.79% PLANT COVERAGE (33% REQUIRED)
LAKE STREET ROAD R.O.W. LANDSCAPE AREA 2	309 S.F. & 64.72% PLANT COVERAGE (33% REQUIRED)
LAKE STREET ROAD TOTAL ROAD R.O.W.	1,043 S.F. & 56.33% PLANT COVERAGE (33% REQUIRED)
LAKE STREET FRONTAGE LANDSCAPE	1,400 S.F. & 42.75% PLANT COVERAGE (33% REQUIRED)



Foresite
Design Group, L.C.

THE NOAH
LANDSCAPE PLAN
2162 SOUTH LAKE STREET SALT LAKE CITY, UTAH 84106



SHEET:
L-1
FILE NAME: SCALE:
FDG-277 1"=10'

NO.	REVISIONS	DATE	BY
1	UPDATED ADDRESS	DCM 8/23/23	DCM
2	UPDATED PER SITE PLAN - RECYCLE PAD	DCM 11/02/23	DCM
3	UPDATED PER SITE PLAN - RECYCLE PAD	DCM 11/30/23	DCM
4	UPDATED PER SITE PLAN - RECYCLE PAD	DCM 11/30/23	DCM

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
DRIVER: JIM CHALSO
PHONE: 801.841.7464
www.foresitedesigngroup.com

PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

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PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY. AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1 000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WIZE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

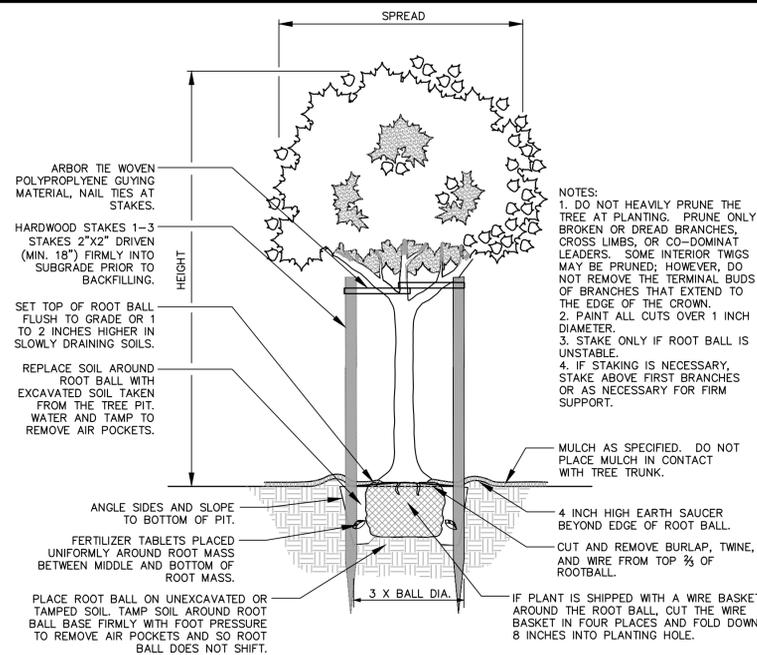
16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

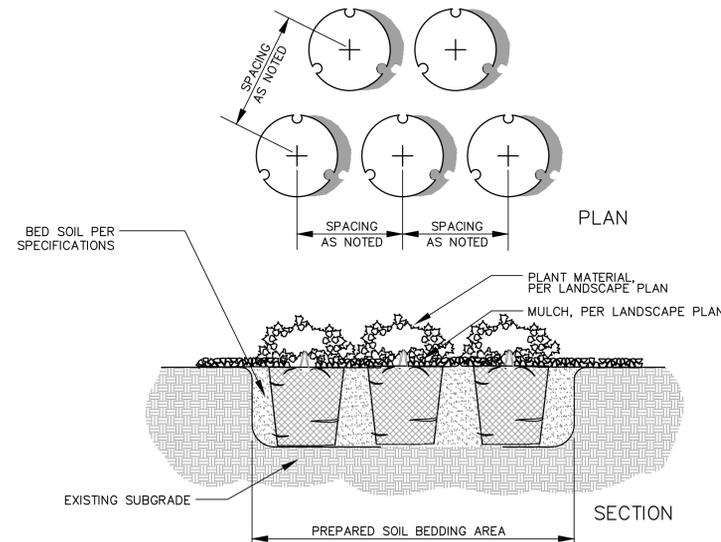
18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA "MANUAL OF STANDARD SPECIFICATIONS".

19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

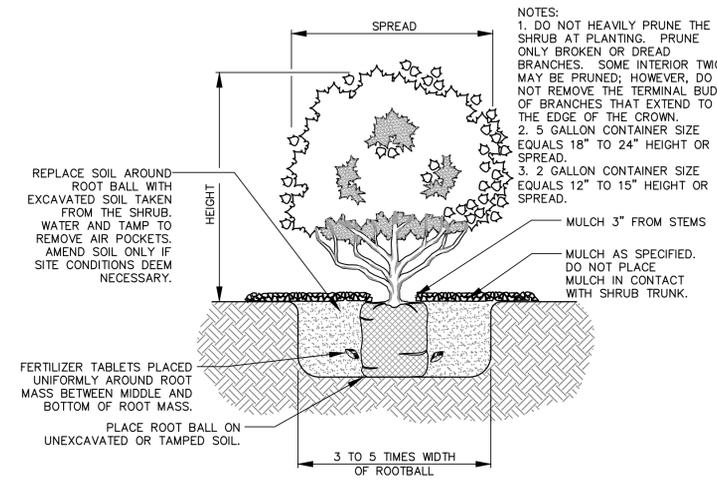
20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM JULIE FRATTO, SLR URBAN FORESTER (801-972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.



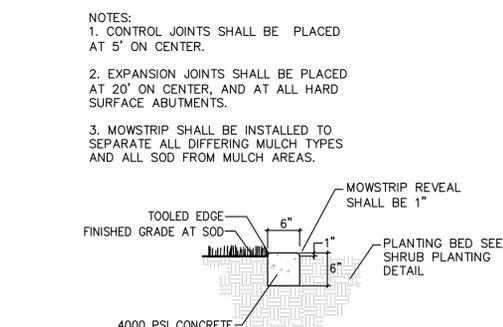
1 TREE PLANTING AND STAKING
N.T.S.



3 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS
N.T.S.



2 SHRUB AND ORNAMENTAL GRASS PLANTING
N.T.S.



4 CONCRETE MOWSTRIP
N.T.S.

TOPSOIL QUALITY GUIDELINES

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SL, CL, SCL	≥ 1.0	2.1 to 5.0	3 to 7 (SL, SCL, CL) 3 to 10 (SCL, SL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SCL, S, SL, C	< 1.0	> 5.0	> 10 for any texture

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

NO.	REVISIONS	BY	DATE
1	UPDATED ADDRESS	DCM	8/23/22
2	UPDATED PER SITE PLAN - REVISION	DCM	11/02/22
3	UPDATED PER SITE PLAN - REVISION	DCM	11/29/22
4	UPDATED PER SITE PLAN - REVISION	DCM	11/27/22

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
 FORESITE DESIGN GROUP, L.C.
 1000 SOUTH 1400 WEST, SUITE 100
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 PHONE: 801.841.7464
 WWW.FORESITEDESIGNGROUP.COM

Foresite

Design Group, L.C.

THE NOAH
 LANDSCAPE NOTES AND DETAILS
 2162 SOUTH LAKE STREET SALT LAKE CITY, UTAH 84106

SHEET:
L-2

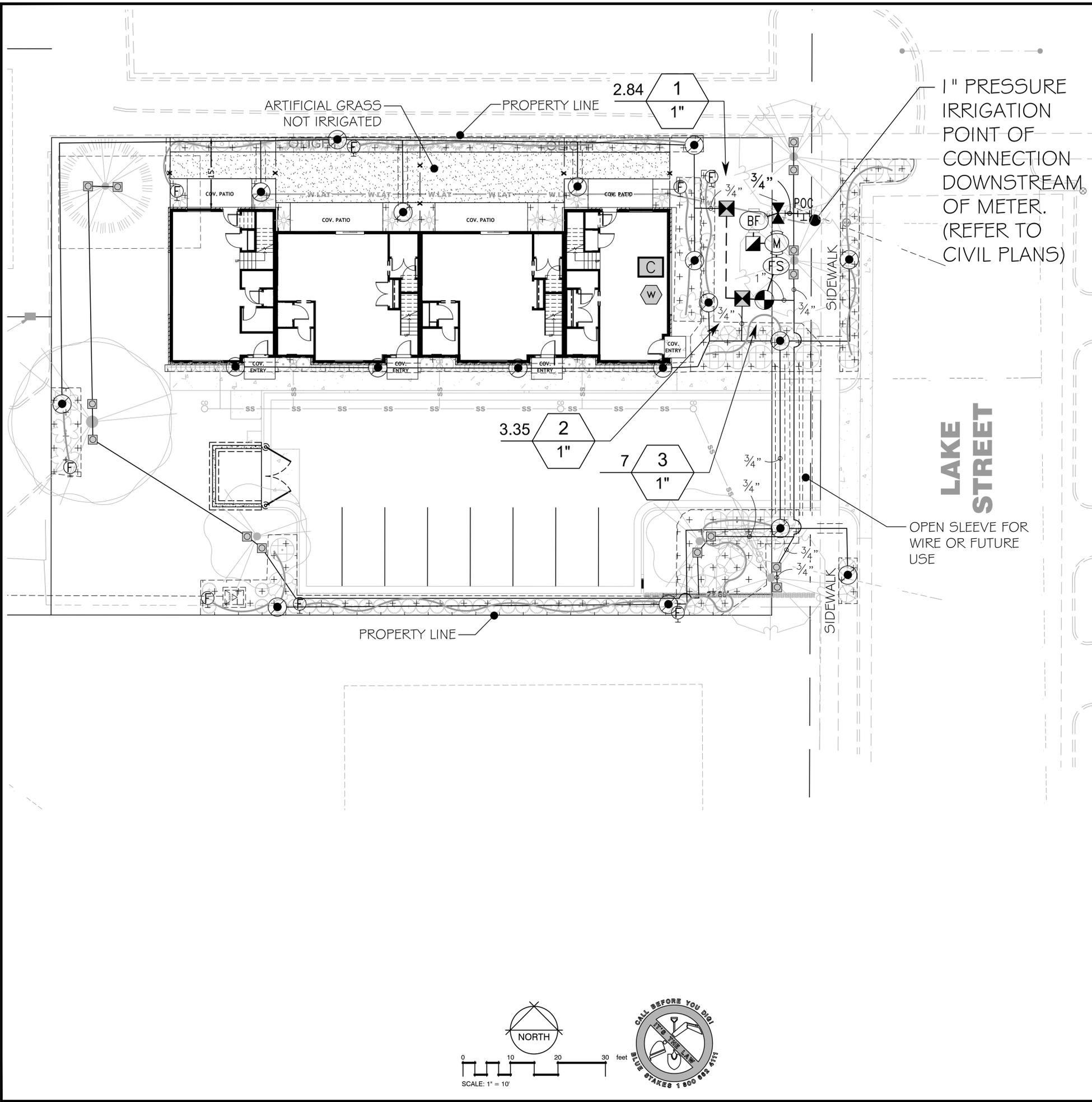
FILE NAME: SCALE:
FDG-277 N.A.



DESIGNER: DCM
PROJECT PROFESSIONAL: DCM



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IRRIGATION SCHEDULE TOTAL PROJECT

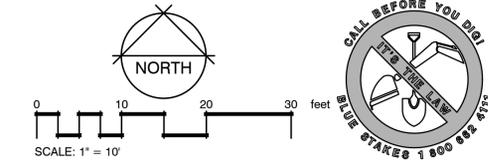
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▲ ▲ ▲ ▲	Rain Bird 1804-1400 Flood Flood Bubbler 4.0' pop-up	14	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
☒	Rain Bird XCZ-LF-100-PRP Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. --	2	
⊙	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	18	
⊕	Rain Bird MDPCFAP Dripline Flush Valve cap in compression fitting coupler.	8	
⊕	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	2,616 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊕	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	
⊕	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1	
⊕	Stop and Waste Valve Drain to Stop and Waste Valve	1	
⊕	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1	
⊕	Zurn 975XL 1" Reduced Pressure Backflow device	1	
⊕	Rain Bird ESP4ME 4 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications. Contractor to coordinate with the owner's representative regarding location.	1	
⊕	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	1	
⊕	Rain Bird FS-100-B 1" Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXI LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1	
---	Irrigation Lateral Line: PVC Schedule 40	937.3 l.f.	
---	Irrigation Mainline: PVC Schedule 40	59.7 l.f.	
---	Pipe Sleeve: PVC Schedule 40	158.4 l.f.	

IRRIGATION NOTES:
 1. SEE SHEET IR-2 FOR NOTES AND DETAILS.
 2. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 3. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
 4. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
 6. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS CONSISTING OF PLANTS DESIGNATED AS FOLLOWS:
 HYDRO ZONE 1, HYDRO ZONE 2 AND HYDRO ZONE 3
 7. IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL OR THE LOWER HYDRO ZONE PLANT MATERIAL ONE LESS DRIP EMITTER.

NO.	REVISIONS	BY	DATE
1	ISSUED ADDRESS	DCM	8/23/23
2	ISSUED FOR ONE UNIT DESIGN	DCM	11/02/23
3	ISSUED FOR SITE PLAN - RECYCLE PAD	DCM	11/20/23

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 THE NOAH IRRIGATION PLAN
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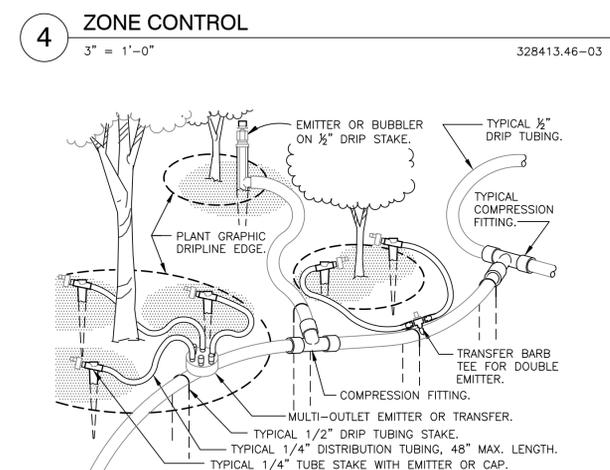
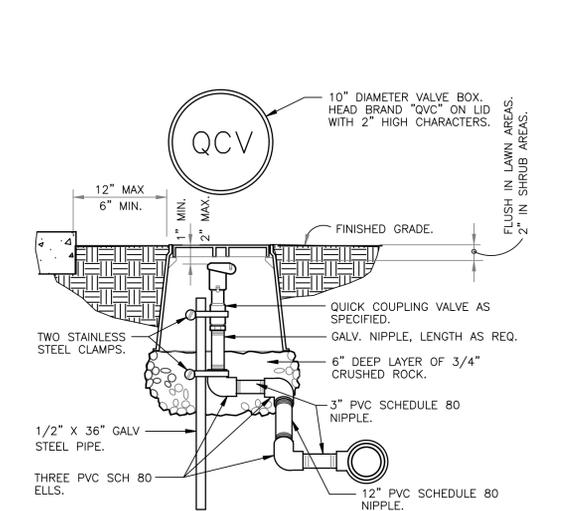
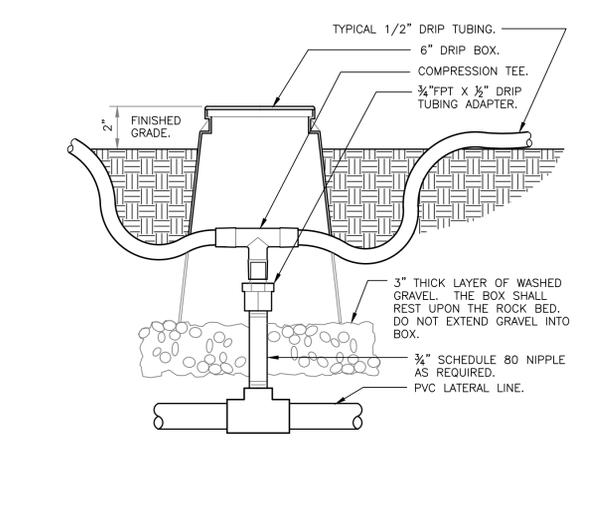
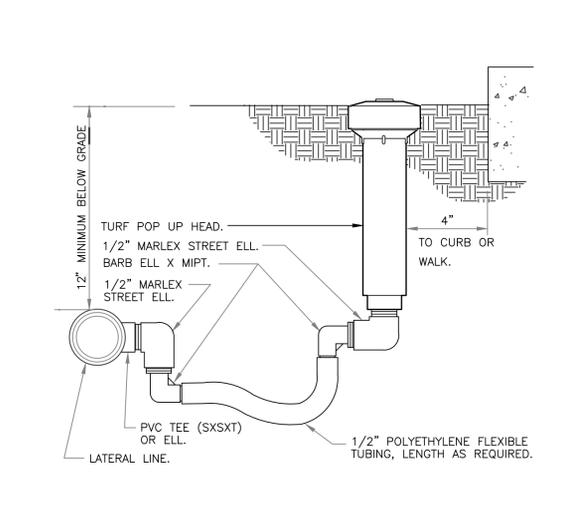
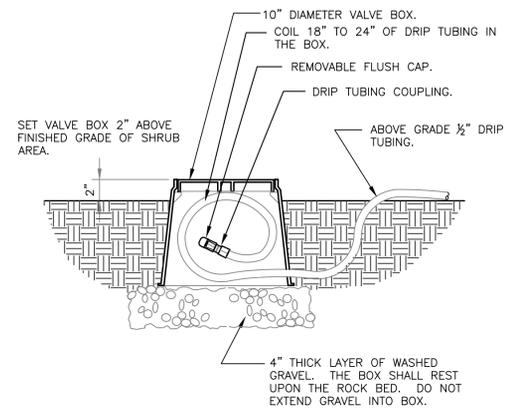
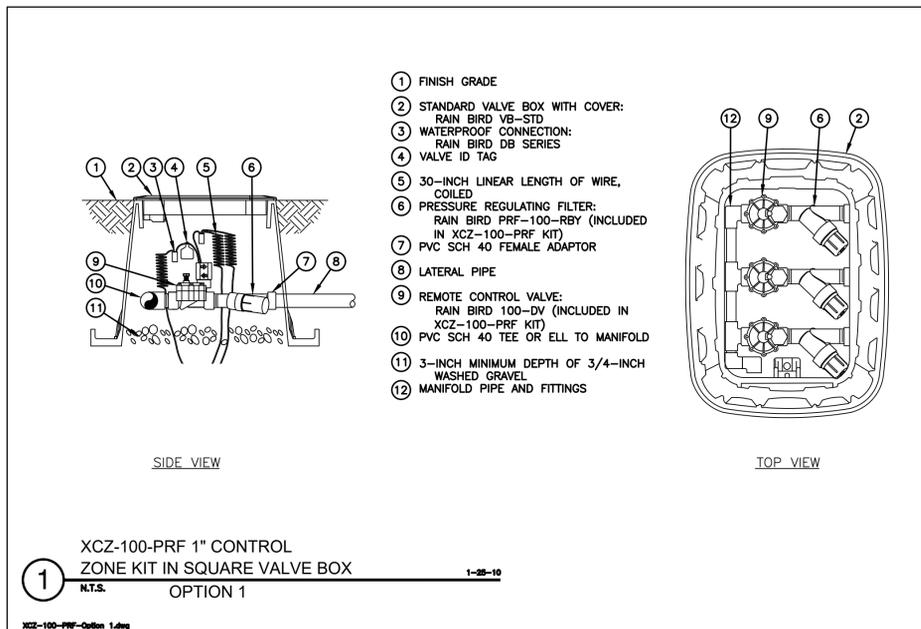


SHEET: **IR-1**
 FILE NAME: SCALE: 1"=10'
 FDC-277

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IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.
2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNER'S REPRESENTATIVE TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 70 P.S.I. OR OVER 100 P.S.I.
5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.). INSTALL KING DRAINS AT ALL LOW POINTS AND ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
8. IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. HEAD RISERS FOR SPRAY HEADS MUST BE A "FUNNY PIPE SYSTEM". RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD TSJ SERIES SWING JOINTS (SIZE TO MATCH INLET SIZE OF HEAD) OR APPROVED EQUAL.
12. SIZE VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1'-4". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. NO POLYTUBING SHALL RUN UNDER PAVEMENT.



NOTE:
 1. SEE SHEET IR-2 & IR-3 FOR ENLARGED PLANS.
 2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.

NO.	REVISIONS	BY	DATE
1	UPDATED ADDRESS	DCM	8/23/22
2	UPDATED PER DATE RAINBIRD DESIGN	DCM	11/02/22
3	UPDATED PER SITE PLAN - RECTICLE PAD	DCM	11/30/22

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THE NOAH IRRIGATION NOTES AND DETAILS
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PROJECT PROFESSIONAL: DCM
 DESIGNER: DCM

IR-2
 FILE NAME: SCALE: FDG-277 N.A.

SHEET: **IR-2**